



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

**SMALL OFFICE SUITES
ALL INCLUDE RENTS FLEXIBLE LEASES**



**THE OLD HOP KILN
1 LONG GARDEN WALK
FARNHAM
GU9 7HX**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

19 East Street Farnham Surrey GU9 7SD T: 01252 717979 F: 01252 719811

LOCATION: The property is located on the southern side of Long Garden Walk, which runs east to west connecting Castle Street with Lion & Lamb Yard, anchored by Waitrose Supermarket

From Farnham there is easy access to the A31 by-pass which connects with the A331 and A3 with the motorway network beyond. The mainline station is within a short walk providing a fast and regular service to London Waterloo.

DESCRIPTION: Comprising a two-storey office building the property is of traditional construction with brick and shiplap elevations under a pitched tiled roof. Currently available

Office 1/1A 46.91 SQ M (505 SQ FT)

AMENITIES:

- * Convenient Town Centre Location
- * Toilet and Kitchen Facilities
- * Carpeted, Heated and Lit

TERMS: The available offices are to be let by way of a new internal repairing Leases rents inclusive of power light and services etc

RENT: £30 per SQ FT **inclusive of utilities**

RATES: Each office is currently rated allowing individual occupiers to take advantage of exemption under the Small Business Rate regime.

EPC: To Be Assessed

VIEWING: By Appointment through sole agents **Park Steele 01252 717979**



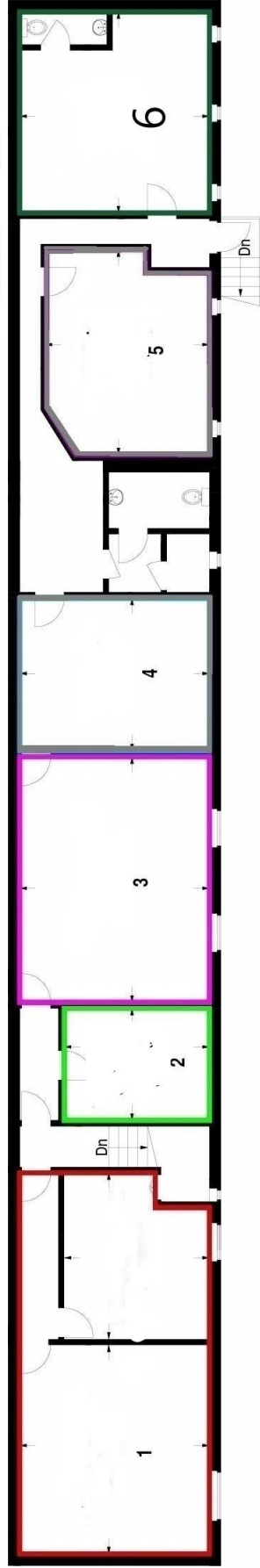


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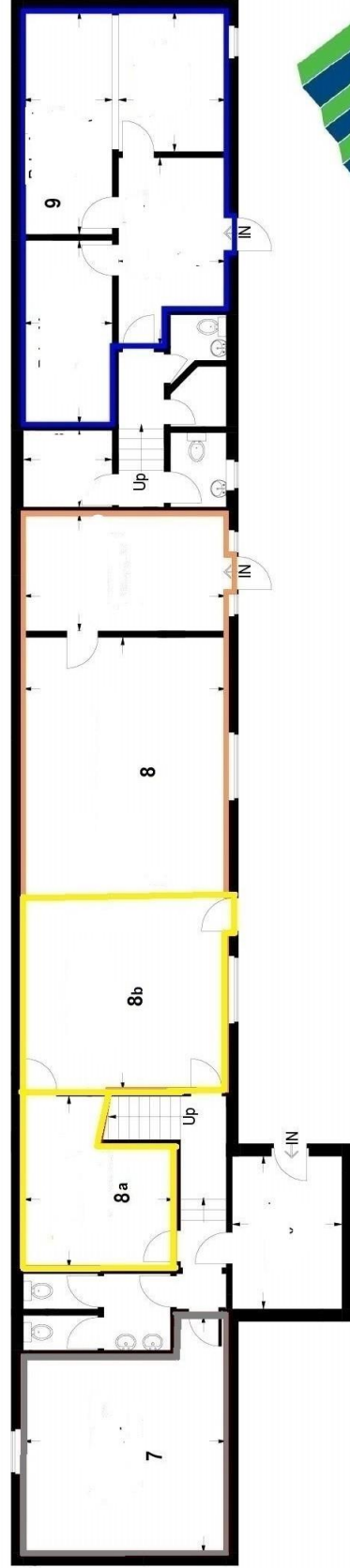
Old Hop Kiln, 1 Long Walk Garden, Farnham, GU9 7HX



Approximate Gross Internal Area
Ground Floor = 193.8 sq.m / 2086 sq.ft
First Floor = 195.4 sq.m / 2103 sq.ft
Total = 389.2 sq.m / 4189 sq.ft



First Floor



Ground Floor



Illustration for identification purposes only, measurements are approximate, not to scale.
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