



Suite 6, 5 Mead Lane

Farnham, GU9 7DY

Characterful office/workshop premises

1,052 sq ft

(97.73 sq m)

- Attractive Grounds and Environment
- On site parking
- Walking distance from local amenities (Waitrose, Cote, Hoxtons)
- Flexible terms available
- Suitable for a range of uses

Summary

Available Size	1,052 sq ft
Rent	£12,500 per annum
Rates Payable	£5,239.50 per annum
Rateable Value	£10,500
EPC Rating	D (98)

Location

The property is located on Mead Lane and accessed via West Street which is a short walk from The Hart public car park and the extensive range of town centre facilities. Road communications are excellent with the Blackwater Valley route (A331) providing a direct dual carriageway access from the A31 to Junction 4 of the M3 at Frimley. Farnham is served by a mainline railway station with a direct line to London Waterloo (55 minutes).

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent
Ground - Workshop	1,052	97.73	-

Description

5 Mead Lane is a historic property which has been converted to an office building, fully equipped for modern businesses.

This unit is located on the ground floor and consists of a space suitable for a range of uses, such as a studio or workshop. The unit benefits from air conditioning, perimeter trunking, with shared kitchen and WC facilities. This unit benefits from a separate access with double doors to the side of the property, and also contains a smaller space within which can be used as an office.

Terms

Each unit is available on a new lease or licence directly from the landlord, and can be taken together to suit individual requirements. Rents quoted are exclusive of business rates, service charge and building insurance. A service charge is levied to cover the common costs of occupation, further details on enquiry.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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