

SELF-CONTAINED GROUND FLOOR OFFICE SUITE TO LET

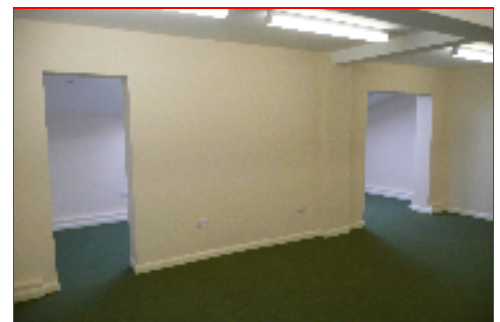
711 sq ft (66.05 sq m)

**122 UPPER HALE ROAD, FARNHAM, SURREY,
GU9 0JH**

Rent - £8,500 per annum exclusive



- ▶ Fully refurbished
- ▶ Radiator heating
- ▶ Modern lighting
- ▶ Carpeting
- ▶ New kitchen
- ▶ Lavatory facilities
- ▶ Meeting room
- ▶ Two parking spaces
- ▶ Gated secure site
- ▶ Alarm
- ▶ 24 hour access



commercial property consultants

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Regulated by RICS

122 UPPER HALE ROAD, FARNHAM, SURREY GU9 0JH

LOCATION

The property is located off the A287 close to its junction with the A325 Farnborough Road and approx 10 minutes' drive from J5 of the M3 motorway. The A287 also provides access via the A31 to the M25. Both Heathrow and Gatwick airports are easily accessible, as are Basingstoke, Camberley, Guildford and other regional centres.

DESCRIPTION

The property is of brick construction under pitched/flat roofs set back from the A287 with a private car park at the rear.

ACCOMMODATION

The suite, which is approached from a separate entrance, is divided into an open plan office and partitioned meeting room, kitchen and lavatory.

The net internal area is 711 sq ft (66.05 sq m).

LEASE

A new sub-lease is available for a term by arrangement.

RENT

£8,500 per annum exclusive.

SERVICE CHARGE

A service charge is payable to cover business rates, insurance, refuse collection and all utilities.

POSSESSION

Upon completion of legal formalities each party is to be responsible for its own legal costs.

VIEWING

Strictly by appointment with the Sole Agents, Clare & Co:

01252 710744 / sales@clareandcompany.co.uk

REF NO

O/116/12/7/11

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