

LOWER GROUND & GROUND FLOOR OFFICES TO LET

2,129 sq ft (197.79 sq m)

THE COURTYARD, 16B WEST STREET, FARNHAM, SURREY, GU9 7DR

Rent - £25,000 per annum exclusive



commercial property consultants

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Regulated by RICS

- ▶ Open plan offices
- ▶ Attractive courtyard setting
- ▶ Excellent parking
- ▶ Recently refurbished to a high standard
- ▶ Close to Lion & Lamb Yard Shopping centre
- ▶ Dual Access
- ▶ Radiator heating
- ▶ Modern lighting
- ▶ Suspended ceilings



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LOCATION

The property is located in the centre of Farnham, within walking distance of Farnham British Rail station (London-Waterloo - 55 minutes), in the heart of the town's retail and business sectors.

DESCRIPTION

The property comprises a self-contained three storey office building of brick construction under a pitched and tiled roof at the entrance to a courtyard development of office buildings with parking at the rear.

ACCOMMODATION

The accommodation has recently been refurbished to a high standard and is principally open plan, although it could be sub-divided into cellular offices if required.

The approximate net internal area is as follows:

Lower Ground Floor	434 sq ft	(40.32 sq m)
Ground Floor	1,695 sq ft	(157.47 sq m)
	2,129 sq ft	(197.79 sq m)



LEASE

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

RENT

£25,000 per annum exclusive.

RATES

We are advised by the Local Authority that the rates payable are approximately £4.50 per sq ft.

LEGAL COSTS

Each party is to bear its own legal costs.

VIEWING

Strictly by appointment with the Sole Agents, Clare & Co:
01252 710744 / sales@clareandcompany.co.uk

REF NO

O/0066/14/10/11

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