

OFFICE BUILDING

TO LET

2,810 sq ft (261.06 sq m) / 5,620 sq ft (522.12 sq m)

UNIT 5, BOURNE MILL BUSINESS PARK, GUILDFORD ROAD, FARNHAM, SURREY, GU9 9PS

Rent - £50,000 per annum exclusive



commercial property consultants

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Regulated by RICS

- ▶ 13 allocated parking spaces
- ▶ Fully refurbished
- ▶ Excellent access to A31 & A331
- ▶ Comfort Cooling
- ▶ Kitchen / lavatory facilities
- ▶ Modern lighting
- ▶ Window blinds & carpets
- ▶ Sealed double glazed units



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LOCATION

Bourne Mill Business Park backs onto the A31 Farnham Bypass with access via the Shepherd & Flock Roundabout offering fast access to Guildford via the A3. The A331 Blackwater Valley Relief Road is approximately two miles away and provides access to the M3 (J4) at Camberley.

Farnham town centre is easily accessible and offers a comprehensive character shopping centre with many major retailers including Boots and Robert Dyas. Out of town shopping is nearby and includes Homebase, Halfords and Pets at Home. Farnham's main line railway station has a direct link to London Waterloo (55 minutes).

DESCRIPTION

The property comprises a semi-detached office building of steel portal frame construction with profiled steel clad elevations constructed approximately 26 years ago.

ACCOMMODATION

The gross internal floor area can be summarised as follows:-

Ground floor	2,810 sq ft	(261.06 sq m)
First floor	2,810 sq ft	(261.06 sq m)
	5,620 sq ft	(522.12 sq m)

RENT

£50,000 per annum exclusive

LEASE

A new lease is available for a term by arrangement.

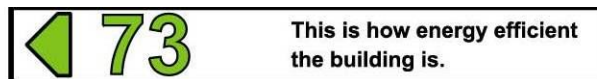
SERVICE CHARGE

There is a service charge which covers landscaping, insurance for the common parts of the estate and maintenance of the car park. Further details upon application.

BUSINESS RATES

We are advised by the Local Authority that the Rateable Value is £56,000 (Standard UBR 2014/15 – 48.2 in the £).

EPC RATING



LEGAL COSTS

Each party is to be responsible for its own legal costs.

VIEWING

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

REF NO

O/147/29/10/14

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