
TO LET

**Wey Court East, Union Road
Farnham GU9 7PT**

**Refurbished Character Town Centre
Offices**

**1,700 - 12,600 Sq Ft
(158 - 1,171 Sq M)**

Wey Court East, Union Road, Farnham GU9 7PT

DESCRIPTION

Character, town centre offices arranged on ground and two upper floors. Recently refurbished to include new air conditioning, new suspended ceilings with LED lighting and excellent natural light. Close to train station and amenities with good on-site car parking.

- ✓ Recently refurbished
- ✓ Town centre offices close to Farnham Station
- ✓ Prominent corner location
- ✓ Available in suites from 1,700 sq.ft
- ✓ New air-conditioning
- ✓ 31 on site car parking spaces (1:403 sq.ft)
- ✓ EPC - C (64)



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second	4,886	454
First	5,501	511
Ground	2,213	206
Total	12,600	1,171

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value : £170,000

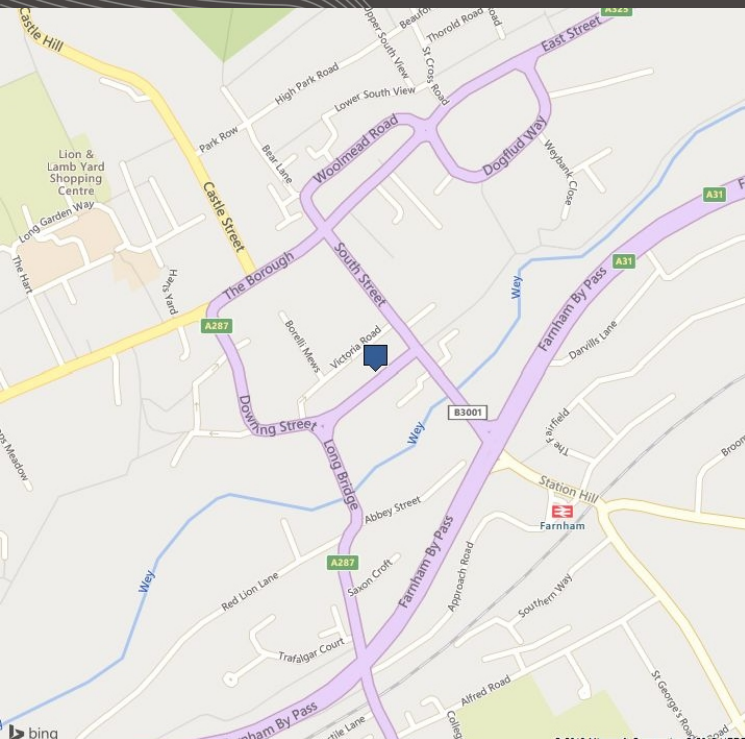
Uniform Business Rates Payable per annum (2019/20) : £83,810

TERMS

Available on new effectively FRI leases for a term to be agreed. Consideration will be given to splitting the upper floors to provide suites of 1,970 sq ft, 2,090 sq ft, 2,705 sq ft & 3,175 sq ft.

EPC EPC - C 64





LOCATION

The property is situated on the corner of Union Road and South Street, a short walk from both Farnham Station and the town centre amenities.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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