



## Suite 4, The Old Coach House

Grange Court, Grange Road, Tongham, Farnham, GU10 1DW

### Attractive barn conversion offices

478 sq ft

(44.41 sq m)

- Last suite remaining
- Qualifies for 100% business rates relief
- Ample on site parking
- Attractive rural location
- Established business location
- Kitchen/WC facilities
- Carpeted

## Summary

Available Size	478 sq ft
Rent	£8,995 per annum
Rates Payable	£3,491.80 per annum The suites should qualify for 100% rates relief. Further information can be provided by the Local Authority.
Rateable Value	£7,900
Service Charge	£600 per annum
EPC Rating	Upon enquiry

## Description

The Old Coach House comprises a self-contained two storey barn conversion office building. The building has four office suites, each of which contains its own kitchenette with shared WC facilities on the ground floor.

The building is carpeted throughout and each office benefits from air conditioning, electric heating, LED lighting and excellent natural light. There is ample parking available on site for staff and visitors.

## Location

The Old Coach House is located on the established Grange Court office development just off the A31 (Hogs Back) Guildford to Farnham road in the village of Tongham which itself is located just off the A331 Blackwater Valley Relief Road.

Road communications are excellent with the Hogs Back linking to the A331 Blackwater Valley Relief Road and hence junction 4 of the M3. The A3 London to Portsmouth trunk road is approximately 9 miles to the north and provides fast access to the M25 (junction 10).

Both Guildford and Farnham town centres as well as the Blackwater Valley towns of Aldershot, Farnborough and Camberley are all within a 10 minute drive with fast and efficient rail links to London Waterloo (approx 35 mins from Guildford or Farnborough). Gatwick and Heathrow airports are within a 45 minutes drive.

## Terms

New effective full repairing and insuring lease(s) are available for a term to be agreed. Rent is exclusive of business rates, utilities, buildings insurance, estate charge and VAT.

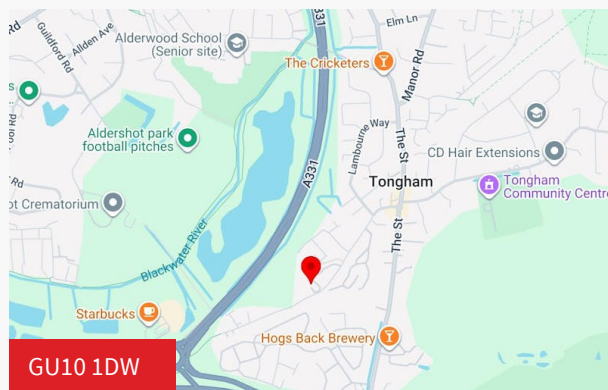
## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

## 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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