

OFFICE / CLASS E & B8
TO LET

TRAYNOR RYAN

25 YEARS
ESTABLISHED
1999



2,006 / 3,629 / 5,635 Sq Ft (186 / 337 / 523 Sq M)

FARNHAM / SURREY

Old Barn & Malthouse, Grange Court, Tongham GU10 1DW

- Contemporary Class E and B8 Buildings
- Alternative Class E Uses Appropriate
- Two Buildings Available Individually or as a Whole
- Ample Parking
- Central Heating
- Breakout & Meeting Spaces



CHARTERED SURVEYORS & PROPERTY CONSULTANTS
VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

01252 794144

info@traynorryan.co.uk

LOCATION

A31 / A331 Trunk Roads: 1.3 miles

Farnham Mainline Train Station: 2.9 miles

DESCRIPTION

Rare mixed use character high quality barn conversion. Good range of divided and open plan office content with some mezzanine levels.

The Malthouse is an attached light industrial property with a mix of office and workshop / storage areas.

Plenty of on-site parking.

FLOOR AREAS

The property has total NIA areas as follows:

		Sq M	Sq Ft
Old Barn			
Ground Floor:	Office	218.60	2,353
Mezzanine:	Office	95.69	1,030
	Office	22.85	246
SUB TOTAL		337.14	3,629
Malthouse			
Ground Floor	Office / Light Ind.	171.52	1,846
Mezzanine	Office	14.86	160
SUB TOTAL		186.39	2,006
TOTAL:		523.53	5,635

RENT

Old Barn: £54,000 per annum excl.
Malthouse: £26,000 per annum excl.

LEASE

Available for assignment(s) with statutory renewal rights. Expires 3rd October 2032 Tenants option to break 4th October 2027. FRI.



BUSINESS RATES

Rateable Values Old Barn £53,000 & £20,500 Malthouse. The standard UBR multiplier 2026-2027 is 48 pence.

COSTS

All legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

WARREN TRAYNOR

01252 794144

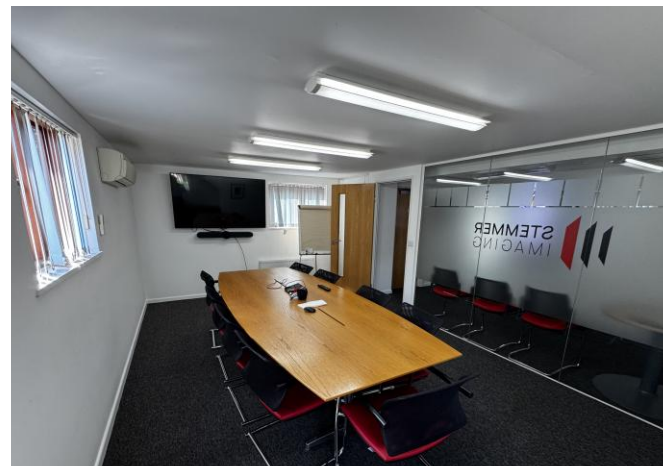
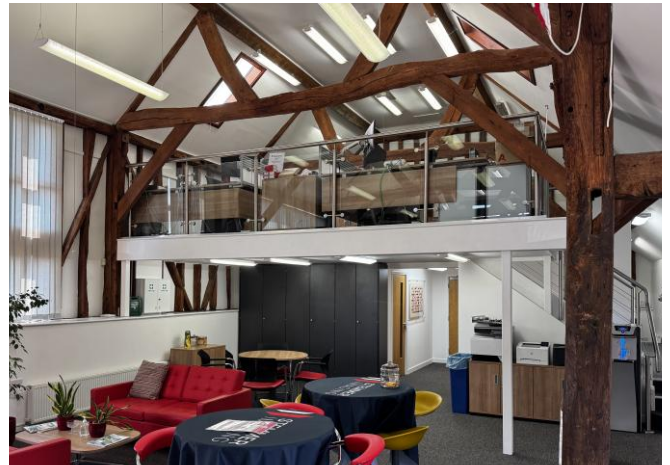
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OSCAR TRAYNOR

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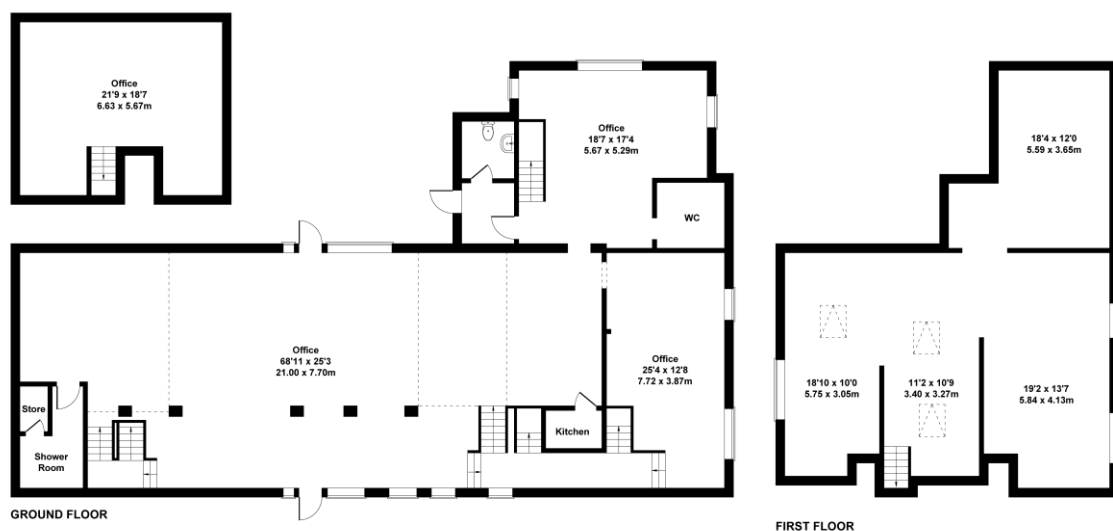
ot@traynorryan.co.uk

TRAYNOR RYAN



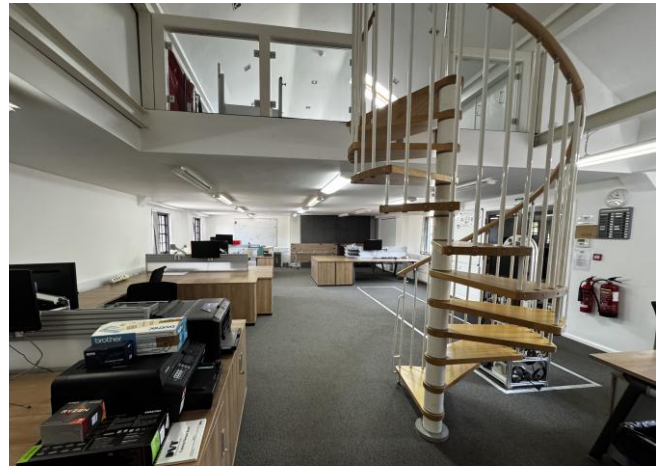
Old Barn, Grange Road, Tongham

Approximate Gross Internal Area
3897 sq ft - 362 sq m

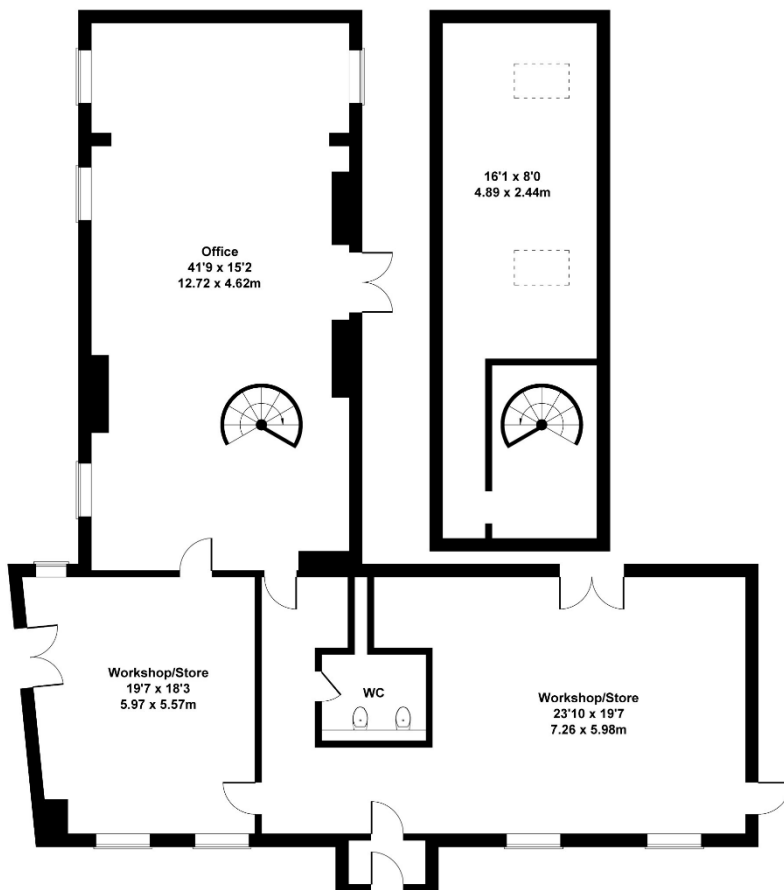


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Malthouse, Grange Road, Tongham
Approximate Gross Internal Area
2379 sq ft - 221 sq m



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