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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



The Old Farm Office, Peper Harow Park, Godalming, Surrey GU8 6BQ

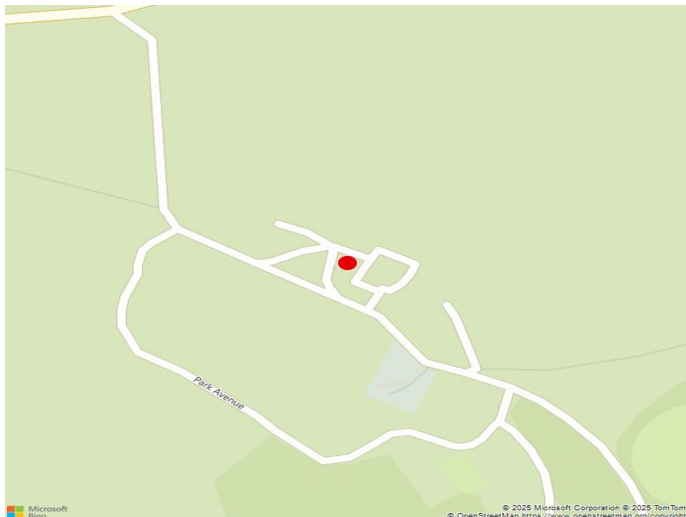
1,365 sq ft (126.81 sq m)

£34,000 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Godalming, Farncombe and Milford are approximately 3 miles away and have mainline stations to London Waterloo.

Description

Peper Harow Offices are office suites situated in beautiful award winning 16th century listed barns in a rural location, but with immediate access to the A3.

The Old Farm Office is on the ground and first floor. It has a west facing façade and is extremely bright after mid-day. It is part open plan and part divided with a small upstairs room and has its own kitchen. The office is completely furnished although furniture can be removed if required.

There is ample parking.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	1,365	126.81

Link to Peper Harow Park website:

<https://www.peperharowoffices.co.uk/>

EPC

The EPC rating is D.

VAT

VAT is not payable on the rent but is payable on the service charge.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

There is a service charge of £1,699.43 plus VAT per annum.

Normal leases are 5 years with 3 year breaks.
A 3 year term would be considered.

Business Rates

Rateable Value : £28,750

Rates Payable : £12,420

Interested parties should make their own enquiries directly with Waverley Borough Council on 01483 523333.

Contact

Strictly by appointment with the Sole Marketing Agents:

Robert Fuller

Tel: 07775 811103

Email: rfuller@peperharow.org

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-the-industry/leasing/code-of-practice-on-commercial-leases/)

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T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151