

PROPERTY DETAILS

OFFICE / CLASS E  
TO LET

Location:	FARNHAM, SURREY
Property:	Studio 1, Runfold House, Runfold St George, GU10 1PL
Size:	656 Sq Ft (61 Sq M)



- Ground floor office/studio
- Conveniently located
- Kitchen & shower facilities
- Self-contained
- Attractive semi-rural courtyard location
- Ample car parking

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

The Granary  
1 Waverley Lane  
Farnham  
Surrey GU9 8BB

[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

2.5 miles East of Farnham market town centre.

A31 Dual carriageway (Farnham – Guildford;  
Blackwater – M3) : 1 minute

Farnham Mainline Rail Station (for London Waterloo  
55 mins): 2.5 miles

## Description

Ground floor self-contained suite providing pleasant work space with good natural light, kitchenette, toilet and shower. Gas central heating and new floor coverings. Studio 1 offers two main office rooms. The office sits within a semi rural estate with ample parking.

## Floor Areas

The property has the following gross internal and net internal floor areas:

	<i>Sq M</i>	<i>Sq Ft</i>
GIA	68.55	738
IPMS 3 (net)	58.36	628
Limited use	2.60	28

## Rent

£11,000 per annum exclusive of all other outgoings  
(and VAT if applicable)

## Outgoings

All utilities are the responsibility of the tenant. The cost of heating, buildings insurance, common items, water rates, common cleaning, common maintenance and refuse charges etc. are chargeable by way of service charge.

## Lease

A new lease is available on terms to be agreed.

## Business Rates

No small business rates are payable for a RV of  
£3,750

## Viewing

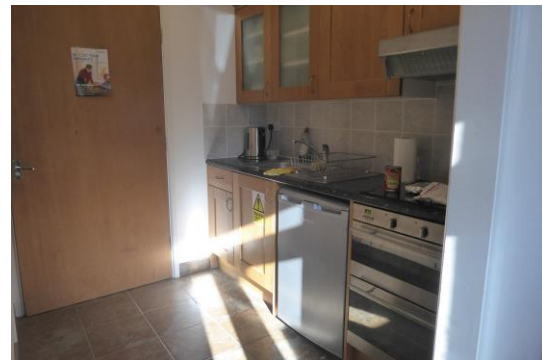
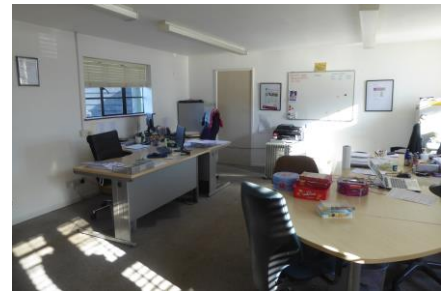
Strictly by appointment through sole agents Contact  
Oscar Traynor.

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## Costs

All legal costs to be borne by the ingoing tenant.



**Misrepresentation Act:** These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** In progress **Published:** 03/23