



Yew 1, Greenhills Rural Enterprise Centre

Tilford Road, Tilford, Farnham, GU10 2DY

Self contained ground floor office building

1,087 sq ft

(100.99 sq m)

- Gas central heating
- Excellent natural light
- Kitchenette
- Intruder alarm
- EV charging point
- Located on established rural business park
- Secure estate with CCTV
- Available from 1st June 2023

Summary

Available Size	1,087 sq ft
Rent	Rent on application
Rates Payable	£4,990 per annum This property should benefit from full business rate relief. Further details on enquiry.
Rateable Value	£10,000
Service Charge	£1,675 per annum
EPC Rating	Upon enquiry

Description

The subject property comprises a single storey office building that has been divided into two separate self contained office suites. The suite comprises part open plan office accommodation with a partitioned private office and separate meeting room, kitchen and 2x WC's.

Location

The available office suite is situated on the successful Greenhills Rural Enterprise Centre which is located some 5 miles from Farnham on the Tilford Road linking Farnham with Hindhead. The A3 is easily accessible and there is a fast link to the M3 via the A331. Farnham mainline railway station is approximately 4 miles drive (Waterloo 55 minutes approx).

Terms

The office is available on the basis of a new full repairing and insuring lease for a term to be agreed.

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.

Legal Costs

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



Viewing & Further Information

Alex Blown

01252 710822 | 07570 682196

ablown@curchodandco.com

Nick Reeve

01252 710 822

nreeve@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 03/05/2024

