



4A Castle Street
Farnham, GU9 7HR

Self contained office building

1,349 sq ft
(125.33 sq m)

- Located in the heart of Farnham in secluded courtyard
- Kitchen and WC's on the ground floor
- Open plan offices on the first floor
- Next door to Gails Bakery and The Castle Inn
- New lease available

Summary

Available Size	1,349 sq ft
Rent	£25,500.00 per annum
Rates Payable	£9,481 per annum
Rateable Value	£19,000
Service Charge	N/A
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground - Office	251	23.32
Ground - Office	470	43.66
1st - Office	628	58.34
Total	1,349	125.32

Description

4A Castle Street comprises an attractive three storey self contained office building accessed via a passageway off Castle Street that leads onto a small walled courtyard.

Internally the building is configured over three floors with WC's and kitchen on the ground floor.

Location

4A Castle Street is situated in the heart of the town centre just off the historic Castle Street which is thought to be one of the finest Georgian streets in the south of England.

Within a short distance is the A31 Guildford/Winchester trunk road which gives easy access to the A331 which in turn links with Junction 4 of the M3 at Frimley.

Farnham is served by a mainline railway station with a journey time to London Waterloo of approximately 50 minutes.

Terms

The property 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/VAT

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

Prices are quoted exclusive of VAT which may be charged



Viewing & Further Information

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