



Owen  
Isherwood  
CHARTERED SURVEYORS

The Kiln, Grange Road, Farnham, GU10 1DJ  
**FOR SALE | 2,303 SQ FT (213.96 SQ M)**



**Freehold former 1800's converted kiln, repurposed throughout and operated as an office complex.**

- Sold Freehold with vacant possession.
- Unique character property.
- Quiet location within the small town of Tongham.
- Additional land for parking next to the building.
- Versatile commercial building with a number of potential uses.
- 1 Gbit/s symmetric fibre leased line high speed internet connection.









## Location

Tongham is a small town on the edge of Surrey, near Aldershot in Hampshire. It has good road links via the A31 (Guildford to Winchester) and the A331 (connecting to Aldershot, Ash, Farnborough, Frimley, and Camberley). Local buses run along the street to nearby towns. The nearest national rail station is in nearby Ash, offering connections to Guildford, Reading, and Gatwick Airport.

## Description

The building was initially constructed in 1858 as a Hop Kiln by a local farmer, later extended to incorporate a kiln and has been used either for industrial or commercial use before falling into dereliction. Approximately ten years ago, the previous purchaser conducted extensive renovation works to separate the premises into three separate floors, with one of the former kiln towers being converted into an internal staircase for the building. Currently listed as a building of "special interest" by the national heritage list for England. The building comes fitted with three-phase power throughout the ground and first floors, as well as water connections. There are no known gas connections to the premises.

## Accommodation

Name	sq ft	sq m	Availability
Ground	694	64.47	Available
1st	1,022	94.95	Available
2nd	587	54.53	Available
Total	2,303	213.95	

## Price

Offers in the region of £595,000

## Rates & Charges

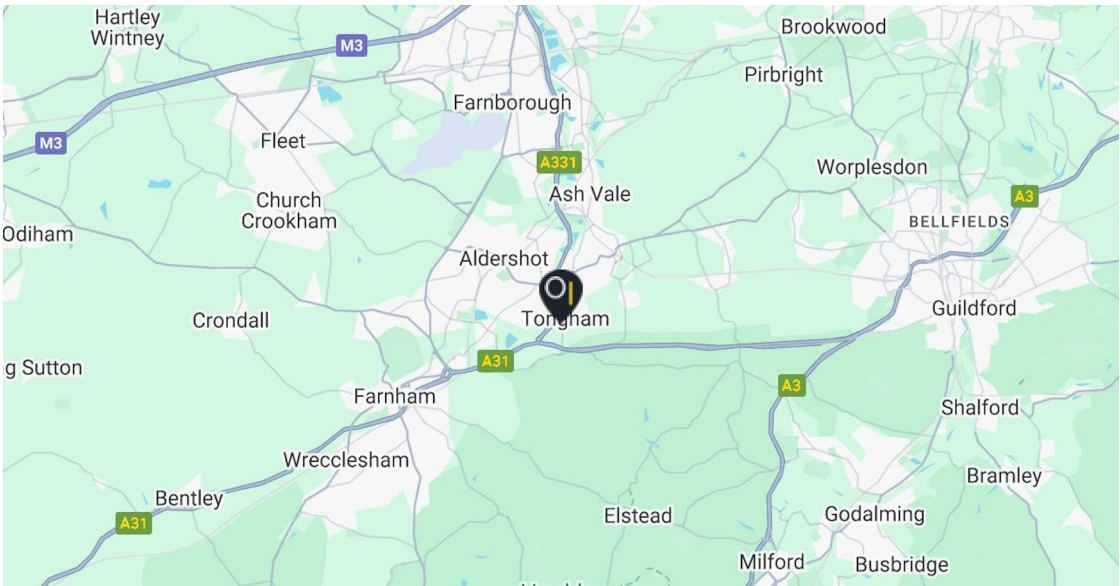
Rateable value: £30,750  
Rates payable: £5.22 per sq ft

## EPC

C (56)

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

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