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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](http://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
<b>Total Area</b>	<b>1,365</b>	<b>126.81</b>

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 : £23,500

Rates Payable : £11,726.50

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](mailto: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/)

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