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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Office



The Game Larder, Peper Harow Park, Godalming, Surrey GU8 6BQ

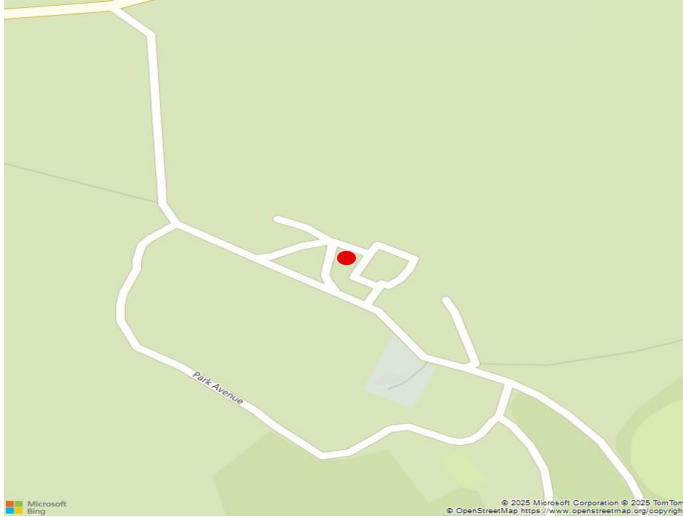
888 sq ft (82.5 sq m)

£24,000 per annum

SIMMONS & SONS

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 Game Larder is a ground and first floor office. There is a reception area, conference room, kitchenette and wc downstairs and open plan office space upstairs.

There is parking for one car immediately outside and a further six in the communal car park.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	888	82.5

Link to Peper Harow Park website:

<https://www.peperharowoffices.co.uk/>

EPC

Awaiting EPC.

VAT

VAT is payable on the rent and 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 £1,730.63 plus VAT per annum.

Normal leases are 5 years with 3 year breaks. A 3 year term would be considered.

Business Rates

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

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](http://www.rics.org)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Bucks
SL7 1AX
T: 01628 4843531

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
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T: 01483 418151