

Office

TO LET



CURCHOD&CO

TO BE REFURBISHED



Waverley House

Farnham Business Park, Farnham, GU9 8QT

Ground Floor Office Suite

4,277 sq ft

(397.35 sq m)

- 21 parking spaces including EV
- Air conditioning
- LED lighting
- Established office park

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Waverley House, Farnham Business Park, Farnham, GU9 8QT

Summary

Available Size	4,277 sq ft
Rates Payable	£57,330 per annum
Rateable Value	£105,000
EPC Rating	D (78)

Description

Waverley House was constructed in the late 1980's and comprises a modern detached two storey building with brick elevations under a pitched roof.

The available accommodation comprises of a ground floor open plan office suite, benefitting from air conditioning, raised floors and suspended ceilings, with LED lighting throughout. Externally, there are 21 allocated parking spaces including dedicated EV charging points. The office will be comprehensively refurbished.

Location

Farnham Business Park is conveniently located in an elevated position off the A31 within an attractive and mature landscaped setting, close to Farnham town centre, and within easy access of the A331 Blackwater Valley Route providing a link to the M3 motorway (Junction 4) at Farnborough/Camberley. Good road communications also exist to the A3 and M25 via the A31 Hogs Back to Guildford. Heathrow and Gatwick airports are within one hour's drive time.

Farnham mainline railway station and town centre are both within a short distance, the mainline railway station providing a frequent service to London Waterloo with a fastest journey time of approximately 55 minutes.

Terms

A new lease is available directly from the landlord for a term to be agreed.

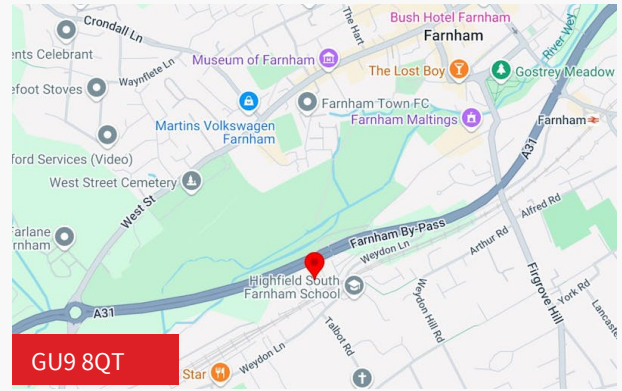
Anti Money Laundering

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 costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Alex Blown

0125 271 0822 | 07570 682 196

ablown@curchodandco.com

Nick Reeve

01252 710822

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 04/02/2025