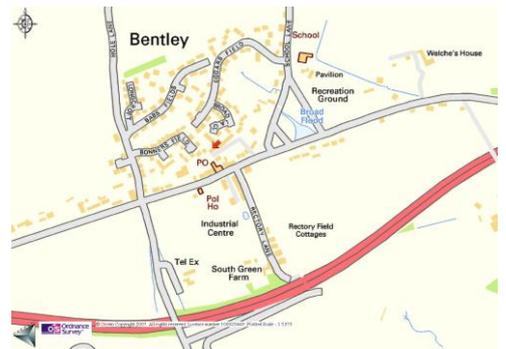


PROPERTY DETAILS

**OFFICE
TO LET**

Location:	BENTLEY, NR FARNHAM, SURREY
Property:	Mead House, Bentley Business Park, GU10 5HY
Size:	878 Sq Ft (82.5 Sq M)



- **Well presented open plan office**
- **Heart of village location**
- **Self contained**
- **Centrally heated**
- **Ample private car parking**
- **All local facilities nearby**

**For more information call 01252 794144
Or email us at info@traynorryan.co.uk**

**CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS**

The Granary
1 Waverley Lane
Farnham
Surrey GU9 8BB
T. 01252 794144
F. 01252 794166

E. info@traynorryan.co.uk
www.traynorryan.co.uk

Location:

The property is in a local commercial environment in the village of Bentley mid way between the market towns of Farnham (4 miles east) and Alton (4 miles west), adjacent to the A31 trunk road. The local pub and shop is on the doorstep of this mixed use environment. Communications are good with the A31 leading to the M3 at Winchester and A3 at Guildford. Bentley lies on a main line station with regular train services to Waterloo in approximately 70 minutes.

Description:

The property comprises a ground floor suite in a purpose built office building. The offices benefit from new carpeting, newly decorated surfaces, suspended ceiling and category II fluorescent lighting.

Floor Areas:

The property has the following net internal floor areas measured in accordance with the RICS Code of Measuring Practice having an IPMS3 – Office area of :

Ground Floor Left: 878 sq ft

Car Parking:

The premises benefit from on site car parking and village parking.

Lease:

A new full repairing and insuring sub-lease is available by arrangement to be contracted outside the Security of Tenure Provisions of the Landlord and Tenant Act.

Rent:

£13,000 pa (and VAT if applicable)

Rates:

The anticipated rateable value is £8,975 which means small businesses pay no rates. All enquiries to East Hants DC

Outgoings:

All utilities are the responsibility of the tenant. The cost of buildings insurance, water rates, common cleaning, maintenance and refuse charges etc may also be payable via service charge.

Costs:

All legal costs to be borne by the ingoing tenant.

Viewing:

Strictly by appointment through sole agents Traynor Ryan.

TRAYNOR RYAN

01252 794144

www.traynorryan.com

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