

MODERN OFFICE

WITH PARKING

TO LET

850 sq ft (77 sq m) approx.



BERNAY HOUSE • HASLEMERE • SURREY • GU27 2PE

LOCATION:

The property is situated in a prominent position adjacent to Haslemere Railway Station with excellent rail and road connectivity to London/Portsmouth and Farnham/Godalming/Guilford respectively. The main shopping centre in Haslemere is within a 15-minute walk of the premises, and is well represented with Cafes/Restaurants and some national retailers etc., including Waitrose Supermarket. There is also an assortment of independent shops and amenities including M&S Food Store and Tesco Supermarket in Wey Hill, just a short drive away.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION: An Modern open plan ground 2nd office measuring 850 sq ft (77 sq m) with 2 x allocated parking spaces. Haslemere train station is located within walking distance of the building. Internally, the property benefits from excellent natural light and an open although currently arranged with glass partitioned offices and some open planned space, can be delivered with 100% open plan space.

ACCOMMODATION: *(all areas are NIA and approx.)*

Open plan office: 850 sq ft (77 sq m)

Kitchenette: *Not measured.*

KEY FEATURES:

- Air conditioned
- Double glazed windows throughout
- Excellent natural light
- WC facilities in common area immediately adjacent to Suite
- Lift
- 2 x allocated parking spaces
- Next door to Haslemere train station & car park
- Easy walking distance of Haslemere town centre

RENT: £20,000.00 per annum (exclusive of VAT, business rates and service charge).

VAT: VAT will be charged on the rent.

LEGAL COSTS: Each party to bear their own Professional and Legal costs.

BUSINESS RATES:

Description:	Offices and Premises
Rateable Value:	£13,250.00
Rates Payable:	Small Business Rate Relief applicable.

VIEWING: Strictly by prior appointment through the **Sole Agents**.



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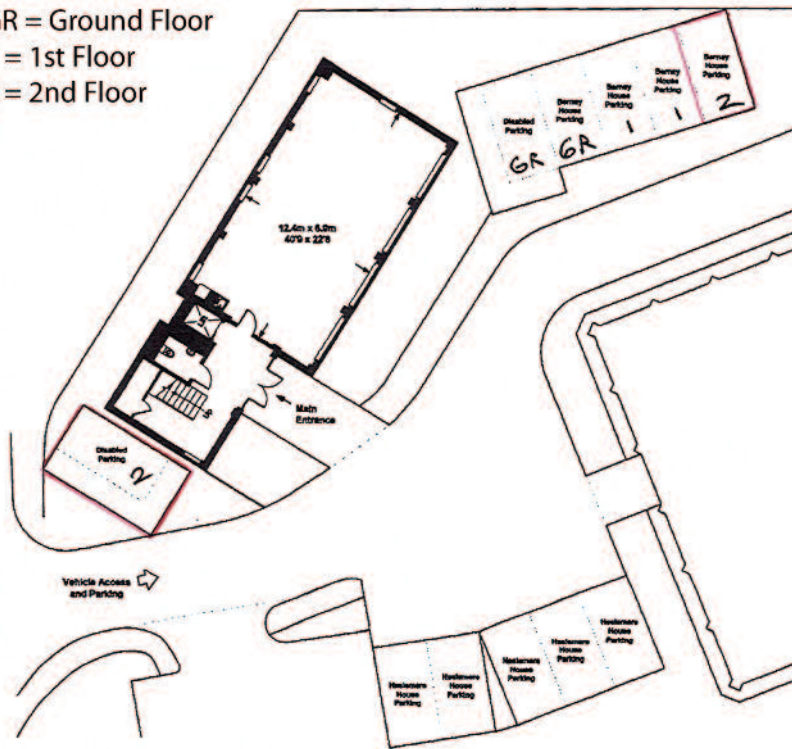
NOTE:

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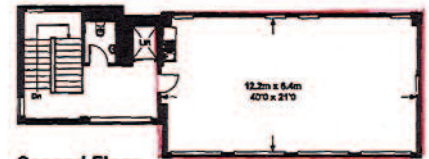
GR = Ground Floor
1 = 1st Floor
2 = 2nd Floor



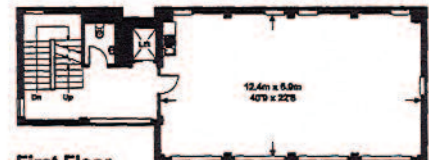
Bernay House

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SHPM Surrey Hills Property Management
1A Woodside House, Woodside Park, Catteshall Lane, Godalming, Surrey. GU7 1LG
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Second Floor



First Floor

Approximate gross internal floor area:
Ground Floor :- 86.65 Sq.M / 933 Sq.Ft
First Floor :- 86.65 Sq.M / 933 Sq.Ft
Second Floor :- 79.0 Sq.M / 850 Sq.Ft
Total :- 252.3 Sq.M / 2716 Sq.Ft

This plan is provided for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not to scale.

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