

PROMINENT GROUND FLOOR LOCK-UP OFFICE SUITE/COMMERCIAL PREMISES **TO LET**

760 sq. ft. (70.60 sq. m) approx.



OFFICE SUITE 2 • HASLEMERE HOUSE LOWER STREET • 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, Farnham, Godalming, and Guildford. The main Haslemere shopping centre is within a 15-minute walk from the premises, and is well served by cafés, restaurants and national retailers including Waitrose, there is also an assortment of independent shops and amenities including M&S Food, and Tesco at Wey Hill, a short drive away.

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

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DESCRIPTION: The property comprises a ground floor lock-up commercial unit, ideal for a wide variety of professions such as office, medical, clinical etc. with an excellent fronted visual aspect and prominent profile to Lower Street.

ACCOMMODATION: The property currently comprises the following accommodation:
(Please note: all quoted sizes are approximate)

- Double Entrance Reception Door
- Open Office: Approx: 11.15 sq. m x 5.81 sq. m
- Meeting Room: Approx: 2.90 sq. m x 3.82 sq. m
- Suspended Ceiling
- Inset Lighting
- Air Conditioning/Comfort Cooling
- Carpeted Floor
- Electric Storage Radiators
- Kitchenette: Not measured
- WC/Cloak: Not Measured

EPC: Rated C - see page 4.

TENURE: The premises are offered on new lease with flexible terms to be agreed.

VAT: The premises are elected for VAT.

LEGAL COSTS: Each party to bear their own professional and legal costs.

BUSINESS RATES: Rateable Value: £14,000.00.
Rates Payable: Business Rate Relief may apply subject to status.

VIEWING: The premises are available to view strictly by prior appointment through the Sole Agents.

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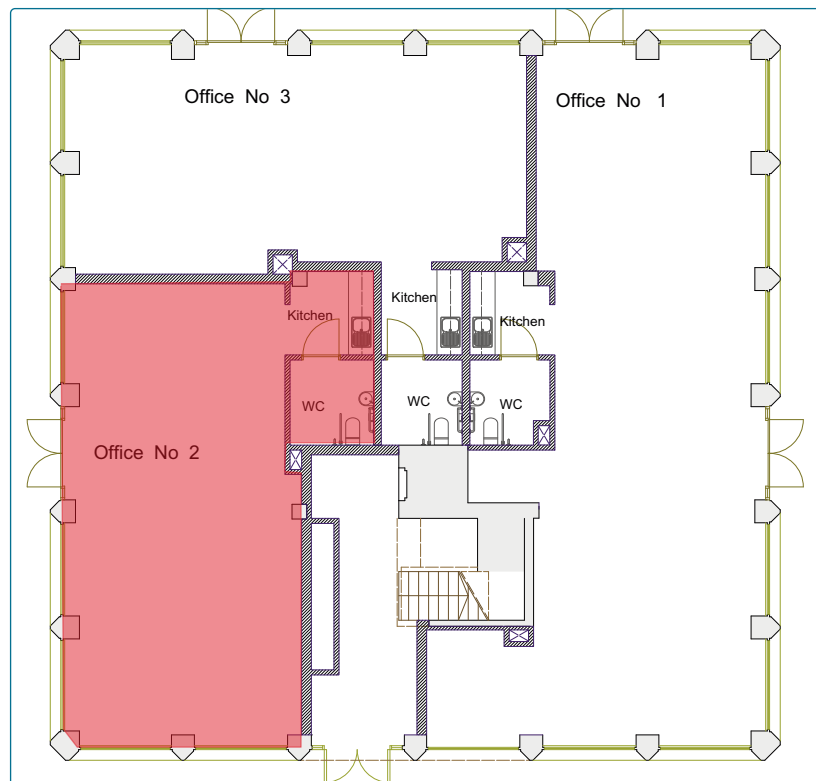
NOTE:

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Ground Floor Lease Plan: Suite 2



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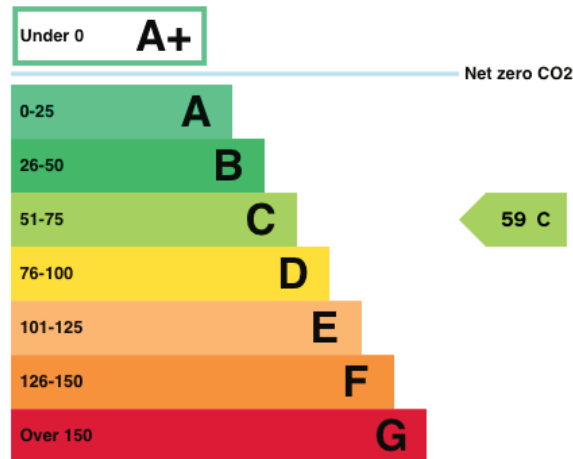
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Suite A - Unit 2 Haslemere House Lower Street HASLEMERE GU27 2PE		Energy rating C
Valid until 9 March 2036	Certificate number 4953-6198-8009-5434-3682	

Property type	Offices and Workshop Businesses
Total floor area	81 square metres

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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