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TO LET

**CHARACTER BUILDING WITH LAND – E-CLASS PREMISES
984 - SQ FT (91.39 SQ M)**

Former Station House, Wanborough, Flexford, GU3 2ED

DESCRIPTION

The premises comprises several office suites over ground and first floor, with ground floor kitchenette, server room and male and female W/C facilities. The property benefits from a new HVAC system, LED lighting and is fully carpeted throughout. There is a small parcel of land adjacent to the building that will be included, suitable for parking or alternative uses (STNC).

LOCATION

The property is situated directly outside Wanborough Station which has regular services to Farnham and Guildford. The property was built in 1890 and has attractive period features throughout. Located nearby is the Normandy Village Shop and Café, Normandy Bowls Club and Normandy Tennis Club.

RENT

A new lease is available at a commencing rent of £15,000 pax, subject to rent reviews at the appropriate intervals.

RATES

To be confirmed.

VAT

VAT is chargeable on the terms quoted.

EPC

An EPC has been commissioned and will be available shortly.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	524	48.64
First floor	460	42.75
TOTAL	984	91.39
Land / open storage	2,409	223.77



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