

SELF-CONTAINED OFFICE
with parking
TO LET (NEW LEASE)
Area 610 sq ft (56.67 sq m) approx.



THE OLD FORGE • FERNHURST BUSINESS PARK
FERNHURST • NEAR HASLEMERE • SURREY • GU27 3HB

LOCATION:

Fernhurst Business Park fronts the A286 (Midhurst Road) just to the south of Fernhurst with both Haslemere and Midhurst being with close proximity of the site. The A286 links with the A3 at Hindhead providing good access northwards to Guildford/London and southwards to Petersfield and Portsmouth via the Hindhead Tunnel. Direct train services are available from Haslemere train station to Central London (Waterloo) with a journey time of approximately 1 hour.

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DESCRIPTION: The property comprises a detached self-contained ground floor office building of brick construction with double glazed windows beneath a tile-covered, hipped and pitched, gable-ended roof. Internally, the offices present well with plastered and painted walls, exposed roof trusses and strip lighting.

- Kitchenette
- Gas Central Heating
- WC
- Good Natural Light
- Double Glazed Windows Throughout
- High Ceilings and Exposed Roof Trusses

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

Office 1: 374 sq ft (34.75 sq m)
9.22m x 3.77m

Office 2: 236 sq ft (21.92 sq m)
5.48m x 4.00m

Kitchenette: Not Measured

WC: Not Measured

Total: 610 sq ft (56.67 sq m)

TERMS: The premises are available immediately under a new lease for a term to be agreed.

RENT: £16,000.00 per annum exclusive.

VAT: VAT will be charged on the rent and on the Service Charge.

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

BUSINESS RATES: Description: Offices and premises
Rateable Value: £5,400.00
Rates Payable: Nil - Subject to Status.
Small Business Rate Relief may apply.

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

VIEWING: Viewing strictly by prior appointment through the **Sole Agents**.



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NOTE:

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**THE OLD FORGE • FERNHURST BUSINESS PARK
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Energy Performance Certificate

Non-Domestic Building

The Forge
Fernhurst Business Park
Henley Common, Henley
HASLEMERE
GU27 3HB

Certificate Reference Number:
9218-3003-0958-0000-7425

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 82

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	68
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	79.65
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

94 If typical of the existing stock

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