

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

**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 having been carpeted throughout with plastered and painted walls, exposed roof trusses and strip lighting.

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



## ACCOMMODATION:

 (all areas net and approx)

**Office 1**                      **374 sq ft (34.75 sq m)**

9.22m x 3.77m

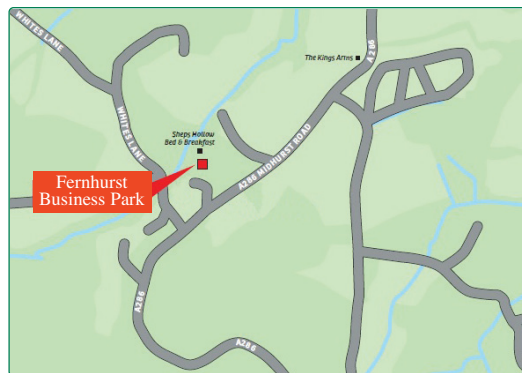
**Office 2**                      **236 sq ft (21.92 sq m)**

5.48m x 4.00m

Kitchenette

Male/Female WC

**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:

**£15,000.00** per annum exclusive.

## VAT:

VAT will be charged on the rent.

## LEGAL COSTS:

Each party to bear their own legal and professional costs.

## BUSINESS RATES:

Description:	Offices and premises
Rateable Value:	£4,500.00 (2017 draft)
Rates Payable:	<b>£0.00</b> Per year

*\*Small Business Rate Relief may apply if you only occupy one property*

## VIEWING:

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



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
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James Gray  
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### NOTE:

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# THE OLD FORGE • FERNHURST BUSINESS PARK

FERNHURST • NEAR HASLEMERE • SURREY • GU27 3HB

## 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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> 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 <sup>2</sup> ):	68
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	79.65
Primary energy use (kWh/m <sup>2</sup> 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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