



Owen  
Isherwood  
CHARTERED SURVEYORS

The Kiln, Grange Road, Farnham, GU10 1DJ

**FOR SALE | 2,940 SQ FT**

## Freehold former 1800's converted kiln, repurposed throughout and operated as an office complex.

- Sold Freehold with vacant possession.
- Unique character property.
- Quiet location within the small town of Tongham.
- Additional land for parking next to the building.
- Versatile commercial building with a number of potential uses.





### THE BUILDING PROJECT

 The Kiln was found to be in a considerable state of disrepair. Originally a hollow interior, it was decided to create three floors, with one of the circular towers used as the stairwell linking the floors together.

Every effort was taken to keep as many of the original design features as possible; for example on the ground floor the original archway leading into the oven can be seen, as well as the original entrance doors.

The building design reflects not only the rich history of the site, but

## Location

The small town of Tongham is located on the outskirts of the county of Surrey, being a short drive from the larger town of Aldershot which itself is located within Hampshire. The town itself benefits from ample road connections both along the A31 between nearby Guildford and the town of Winchester, and the A331 running from the town to Aldershot, Ash, Farnborough, Frimley and Camberley (running South to North). Local bus routes along The Street link to nearby towns listed above. The nearest national rail station is located in neighbouring Ash which links on to the much larger towns of Guildford and Reading, as well as Gatwick Airport.

## Description

The building was initially constructed in 1858 as a Hop Kiln by a local farmer, later extended to incorporate a kiln and has been used either for industrial or commercial use before falling into dereliction. Approximately ten years ago, the previous purchaser conducted extensive renovation works to separate the premises into three separate floors, with one of the former kiln towers being converted into an internal staircase for the building. Currently listed as a building of "special interest" by the national heritage list for England. The building comes fitted with three-phase power throughout the ground and first floors, as well as water connections. There are no known gas connections to the premises.

## Price

Offers in the region of £750,000

## Rates & Charges

Rates payable: £5.22 per sq ft

## EPC

C (56)

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

### Adam Fenney

T: 01483 300176  
M: 07983204530  
E: adam@owenisherwood.com

### Kieran Morgan

T: 07904377405  
M: 01483 300176  
E: Kieran@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated