



TO LET



Hop Fields, 4 Tongham Road, Runfold, GU10 1PH
£4,500 Per Calendar Month

- 3 month minimum term
- Rolling terms of 3 months there after
- Feature office with outside space
- Parking included



Directions

THE PROPERTY

Hop Fields is a distinctive, self-contained office suite situated adjacent to Coltwood House – a converted Victorian building home to a range of smaller serviced office suites.

Offering approximately 450 sq ft, this suite is an ideal space for small to medium teams looking for flexible, fully serviced office accommodation.

What sets Hop Fields apart is its rare combination of features for a serviced office, including:

Private entrance with its own independent front door

Full private bathroom with toilet, bath, and shower

Dedicated kitchenette for exclusive use

Excellent natural light and double-glazed double doors opening onto a private, reserved patio area

Independent intruder alarm system for added security

In addition to its private amenities, the suite benefits from 4 reserved parking spaces directly outside the unit, with further free on-street parking available nearby on Tongham Road.

The all-inclusive rental package covers:

Heating

Electricity

Business rates

Office furniture

Maintenance and repairs

Hop Fields offers a truly unique combination of privacy, comfort, and convenience — perfect for businesses seeking an independent space within a professional serviced environment.

SITUATION