Industrial / Warehouse

TO LET





Walnut, Greenhills Rural Enterprise Centre

Farnham, GU10 2DZ

Modern industrial unit on established business park

3,866 sq ft

(359.16 sq m)

- Excellent allocated parking provision
- → 4.1m minimum eaves rising to 5.5m
- → Three phase power
- → LED lighting throughout
- → Secure estate with CCTV

Summary

| Available Size | 3,866 sq ft |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Rent | £49,950.00 per annum |
| Rates Payable | £6,986 per annum Unit should qualify for partial business rates relief. Further details on enquiry with Local Authority. |
| Rateable Value | £14,000 |
| Service Charge | £1,650 per annum |
| EPC Rating | Upon enquiry |

Description

The available accommodation comprises of a modern industrial/warehouse unit with high quality offices to the first floor. There is air conditioning and LED lighting throughout, along with three phase power. There is also a 1Gbps leased line installed to the unit.

Location

The available property is situated on the successful Greenhills Rural Enterprise Centre which is located some 5 miles from Farnham on the Tilford Road linking Farnham with Hindhead. The A3 is easily accessible and there is a fast link to the M3 via the A331. Farnham mainline railway station is approximately 4 miles drive (Waterloo 55 minutes approx).

Accommodation

The accommodation comprises the following areas:

| | sq ft | sq m |
|--------------|-------|--------|
| Ground | 3,068 | 285.03 |
| 1st - Office | 798 | 74.14 |
| Total | 3,866 | 359.17 |

Terms

The unit is available on the basis of a new effective full repairing and insuring lease. The rent is exclusive of business rates, utilities, service charge and VAT. A service charge is levied to cover external building repairs, landscaping, signage, CCTV, common parts electricity etc. Further details on request.

Legal costs

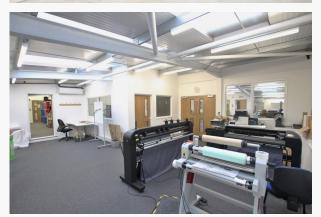
Each side to be responsible for the payment of their own legal costs incurred in the letting.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.







Viewing & Further Information

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