



## 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:

Name	sq ft	sq m
Ground	3,068	285.03
1st - Office	798	74.14
<b>Total</b>	<b>3,866</b>	<b>359.17</b>

## 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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