

Business Units, Office, Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY

PRELIMINARY DETAILS



Unit 4 Hurlands Business Centre

Hurlands Close, Farnham, GU9 9JE

Business unit to be refurbished

1,675 sq ft

(155.61 sq m)

- Ground floor light industrial with first floor offices
- 5 Car Parking Spaces
- Loading door
- Three phase power
- LED lighting

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Unit 4 Hurlands Business Centre, Hurlands Close, Farnham, GU9 9JE

Summary

Available Size	1,675 sq ft
Rent	Subject to Contract & exclusive of VAT
Rates Payable	£7,859.25 per annum
Rateable Value	£15,750
Service Charge	£1,707.08 per annum
EPC Rating	C (71)

Description

Hurlands Business Centre provides modern flexible business units arranged in an attractive landscaped environment with an excellent on site car parking provision.

The available accommodation comprises a self contained unit, with the ground floor suitable for a range of uses (office, storage, light production, research and development), with office accommodation on the first floor. The office benefits from LED lighting, perimeter trunking and is carpeted throughout. The unit also benefits from a three phase power supply, a loading door for access and comes with 5 allocated parking spaces.

The unit will be available in Q1 2024 and is due to be refurbished.

Location

The property is situated at Hurlands Business Centre which forms part of the Farnham Trading Estate within close proximity of the A325/A31. Access to the Blackwater Valley route (A331) is close by providing direct dual carriageway access to Junction 4 of the M3, the A31 provides fast dual carriageway access to Guildford and the A3/M25.

Accommodation

Name	sq ft	sq m
Ground - Light industrial	832	77.30
1st - Office	843	78.32

Terms

The property is available on a new lease directly from the Landlord for a term to be agreed.

The rent is exclusive of business rates, service charge, building insurance, utilities and VAT (if applicable).

Legal Costs

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

All prices are quoted exclusive of VAT which may be charged.

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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