

Investment, Industrial / Warehouse

FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY



16 Farnham Business Centre

Dogflud Way, Farnham, GU9 7UP

Industrial Investment Opportunity

1,313 sq ft

(121.98 sq m)

- Let to Wolseley UK Limited until 24/12/2026 for £12,000 pa
- On site parking
- Central Farnham location
- Long leasehold

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	1,313 sq ft
Price	£90,000
EPC Rating	D (85)

Description

The subject property comprises a purpose built semi-detached industrial unit, with mezzanine throughout providing first floor storage. The unit is currently let to Wolseley UK Limited and is used as a trade counter.

Location

The property is located on the Farnham Business Centre built in the late 1980's comprising a small unit industrial development adjoining Riverside Park and the Farnham Sports Centre. The town centre is within a short distance and the mainline railway station (London Waterloo 55 minutes) is easily accessible. Nearby the A325/A31 give fast access to the A3(M) and Junction 4 of the M3.

Accommodation

Name	sq ft	sq m	Availability
Ground	698	64.85	Available
Mezzanine	615	57.14	Available
Total	1,313	121.99	

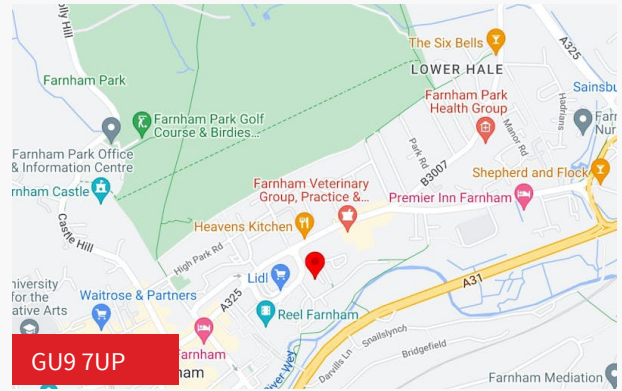
Terms

The property is let on a fully repairing and insuring basis to Wolseley UK Limited from 25th December 2020 to and including 24th December 2025. The current passing rent is £12,000 per annum. It is our understanding that the lease benefits from security of tenure.

The property is held on a 99 year lease running from 15th April 1996 with approximately 72 years unexpired. A ground rent of £5,200 per annum is currently payable. This ground rent is reviewed every 5 years to 36.1% of the rack rent and was last reviewed in April 2023.

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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