

Open Storage, Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Surrey Saw Mills, 70 Wrecclesham Hill

Farnham, GU10 4JX

Prominent open storage compounds

0.21 to 1.47 Acres

(0.08 to 0.59 Hectares)

- Prominent position on Wrecclesham Hill
- Extensive yard/open storage area
- Suitable for a range of uses (previously used as a timber yard)
- Rarely available
- Available individually or together

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	0.21 to 1.47 Acres
Rent	£27,500 - £187,500 per annum
EPC Rating	Upon Enquiry

Description

The property comprises of 3 separate open storage compounds. Compound 1 benefits from a separate industrial unit extending to approx. 4,801 sq ft within an extensive yard, contained within a secure gated site. There are a further two compounds available to the rear of the site. Each compound is available individually or as a whole. Please note that the plan provided is indicative and demised area may vary.

Location

The property is located on the Surrey Saw Mills site, which fronts the busy A325 Farnham to Petersfield Road. The town centre facilities and mainline railway station in Farnham as well as the A31 which links to the A3/M3 are all within easy access.

Accommodation

The accommodation comprises the following areas:

Description	Size	Rent	Availability
Compound 1	0.85 Acres	£115,000 per annum	Available
Compound 2	0.21 Acres	£27,500 per annum	Available
Compound 3	0.41 Acres	£45,000 per annum	Available

Terms

A new lease is available directly from the landlord, for a term to be agreed. Rent is exclusive of VAT, utilities and business rates.

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.

Legal Costs

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



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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