



## Unit D Glade Farm

Cronall, Farnham, GU10 5HE

### Light industrial/storage unit

750 sq ft

(69.68 sq m)

- Full height electric roller shutter
- 7.5m max internal height
- Concrete floor
- Power and light
- Flexible term available
- Rural location

## Summary

Available Size	750 sq ft
Rent	£9,000 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

## Description

The unit comprises an industrial/warehouse unit of steel portal frame construction with concrete flooring, blockwork elevations with steel cladding.

The unit is accessed via a full height electric roller shutter and benefits from excellent internal height.

## Location

The property is situated between Bentley and Crondall off Hole Lane, approximately 2.5 miles from Bentley mainline railway station (London Waterloo approximately 1 hour) and approximately 4.5 miles West of Farnham with the A31 trunk road linking directly to the Blackwater Valley Relief Road (A331) which in turn provides fast and easy access to the M3 at Camberley.

## Terms

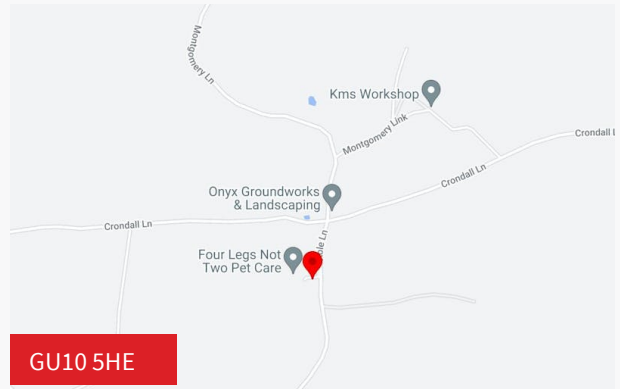
The unit is available on the basis of a new full repairing and insuring lease. Rent is exclusive of business rates, service charge, utilities and VAT.

## Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the transaction.

## 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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