

TO LET / LONG LEASEHOLD FOR SALE

11,000 sq ft warehouse unit available

ASHLEY HOUSE
Farnham Trading Estate
Farnham, Surrey
GU9 9JF

ASHLEY HOUSE

Connected to 3 Hurlands Close, Ashley House is a self-contained property with its own separate access and yard off Hurlands Close.

The property benefits from a two storey block of offices and a secure yard and car parking to the front.

ACCOMMODATION

Ground & first floor offices 3,800 sq ft

Warehouse 7,100 sq ft

Total area 10.900 sq ft

Combined total area 68,200 sq ft

Gross internal areas



SITUATION



SPECIFICATION & TERMS



Offices

- Suspended ceilings with LED lighting
- WC facilities
- Separate self contained reception area

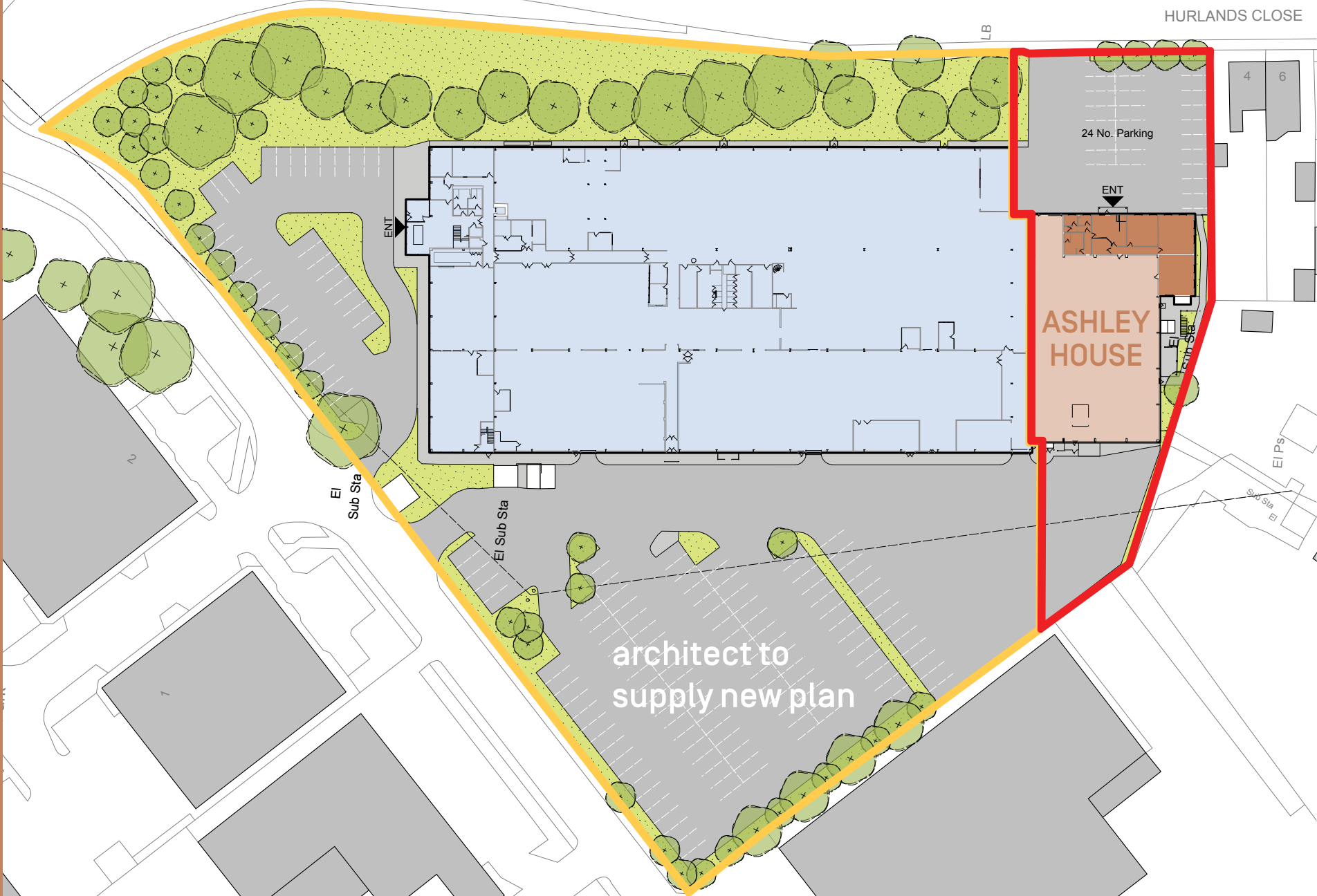
Industrial/warehouse area

- Three phase power
- 5m eaves height
- Up and over loading door

Terms

The property will be available by way of a new full repairing lease for a term to be agreed. Alternatively, it can be sold by way of a long leasehold interest. Further details available upon application.

SITE PLAN



LOCATION

The properties are situated in Farnham's principal industrial estate, Farnham Trading Estate, less than 1 mile from Farnham town centre.

The estate has excellent accessibility from the A31 Hogs Back which offers a direct route to the South Coast and the A3 motorway, south to Portsmouth and north to the M25. The A31 with the A331 Blackwater Valley Relief Road provide a dual carriageway link north to Junction 4 of the M3 motorway.

A significant Sainsburys/Starbucks is available within a short walk from the property on the estate.

ROAD

Farnham town centre	2.4 miles
Junction 4 of the M3 Motorway	13.5 miles
M25 junction at A3	19.5 miles
Southampton	40.5 miles
Portsmouth	37.6 miles

RAIL

Farnham	1.8 miles
Farnborough	6.1 miles
Guildford	9.1 miles

AIR

Gatwick Airport	43 miles
Heathrow Airport	27 miles



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