



**MONKTON
PARK**
FARNHAM GU9 9PA

FULLY REFURBISHED MODERN
INDUSTRIAL / WAREHOUSE TRADE UNITS
TO LET



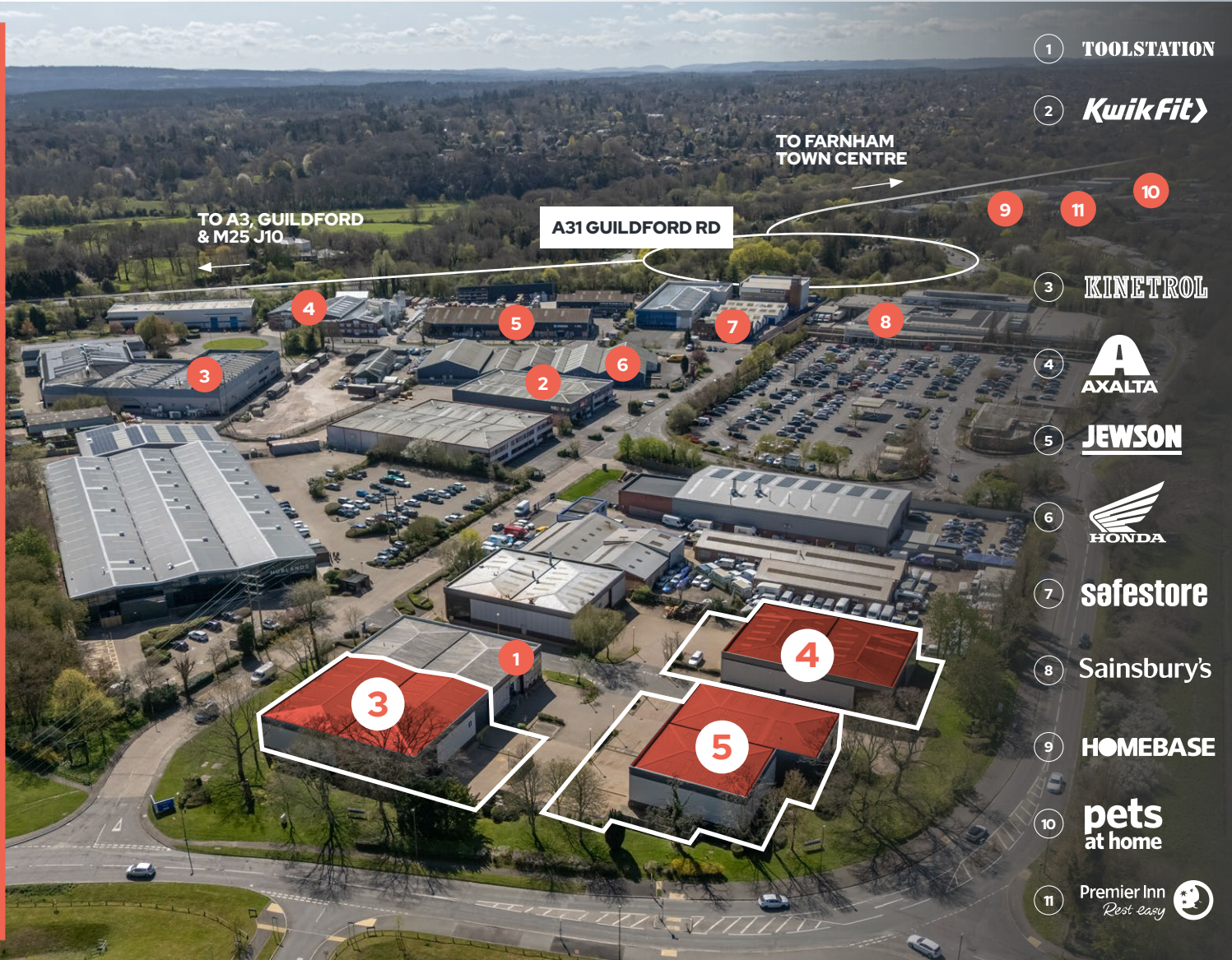
UNIT 3 8,888 SQ FT (825.7 SQ M)



UNIT 4 8,697 SQ FT (807.9 SQ M)



UNIT 5 7,930 SQ FT (736.7 SQ M)



- 1 TOOLSTATION
- 2 *KwikFit*
- 3 KINETROL
- 4 AXALTA
- 5 JEWSON
- 6 HONDA
- 7 safestore
- 8 Sainsbury's
- 9 HOMEBASE
- 10 *pets at home*
- 11 Premier Inn *Rest easy*

DESCRIPTION & SPECIFICATION

The Monkton Park Estate sits within the established Farnham Trading Estate, and comprises 5 self-contained industrial/warehouse units, ranging in size from approximately 8,000-10,000 sq ft.



Ample parking and EV chargers



5.75m eaves height rising to 6.60m at the apex



Yard/parking area



Established trade and industrial estate



Electric loading doors



3 phase power



First floor offices



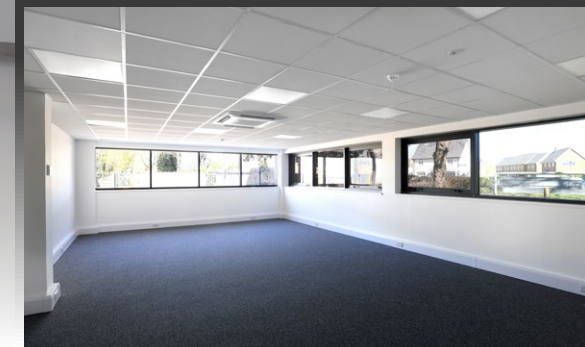
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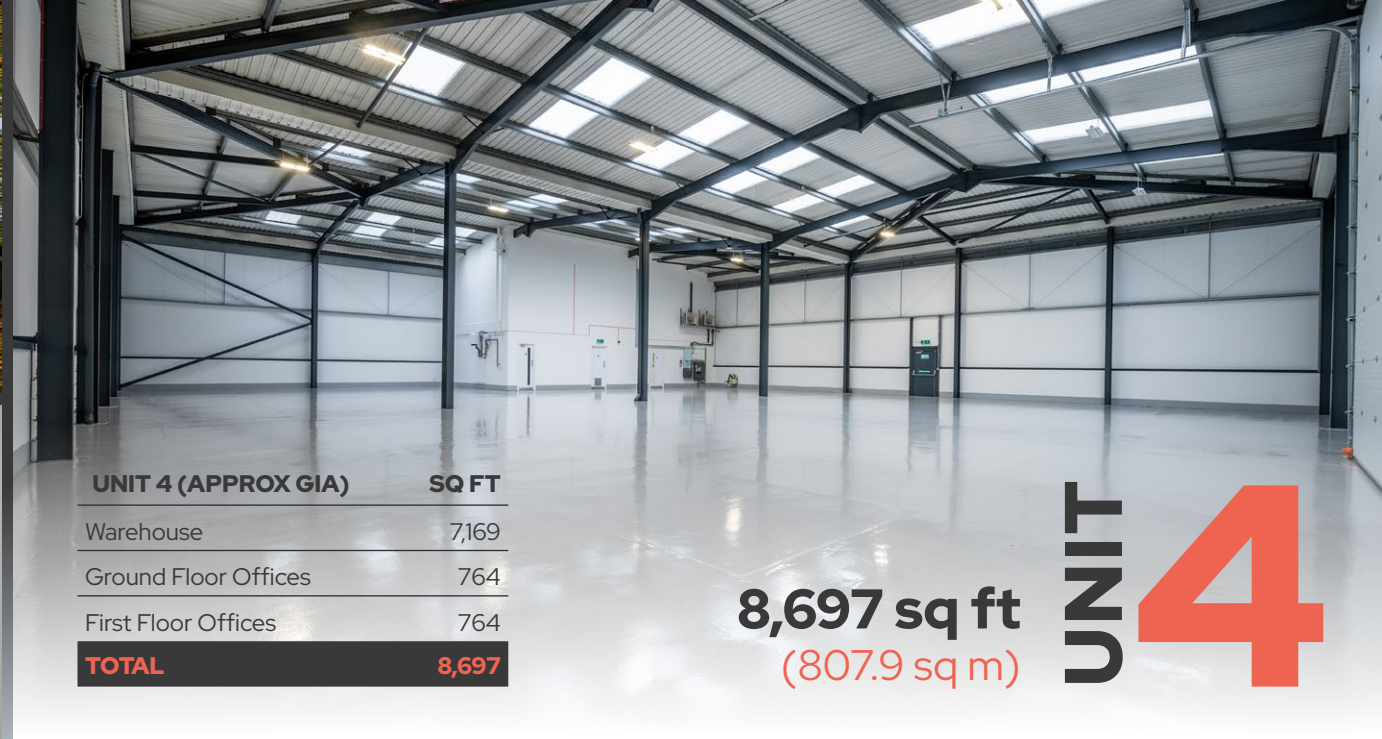


UNIT 3

8,888 sq ft
(825.7 sq m)

UNIT 3 (APPROX GIA)	SQ FT
Warehouse	6,908
Ground Floor Offices	990
First Floor Offices	990
TOTAL	8,888





UNIT 4 (APPROX GIA)	SQ FT
Warehouse	7,169
Ground Floor Offices	764
First Floor Offices	764
TOTAL	8,697

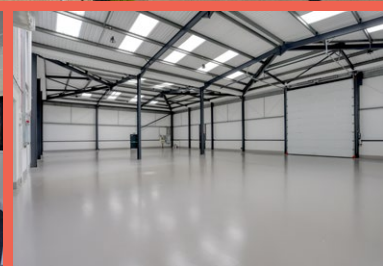
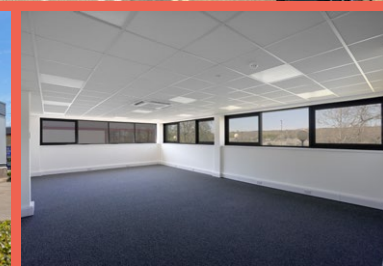
8,697 sq ft
(807.9 sq m)

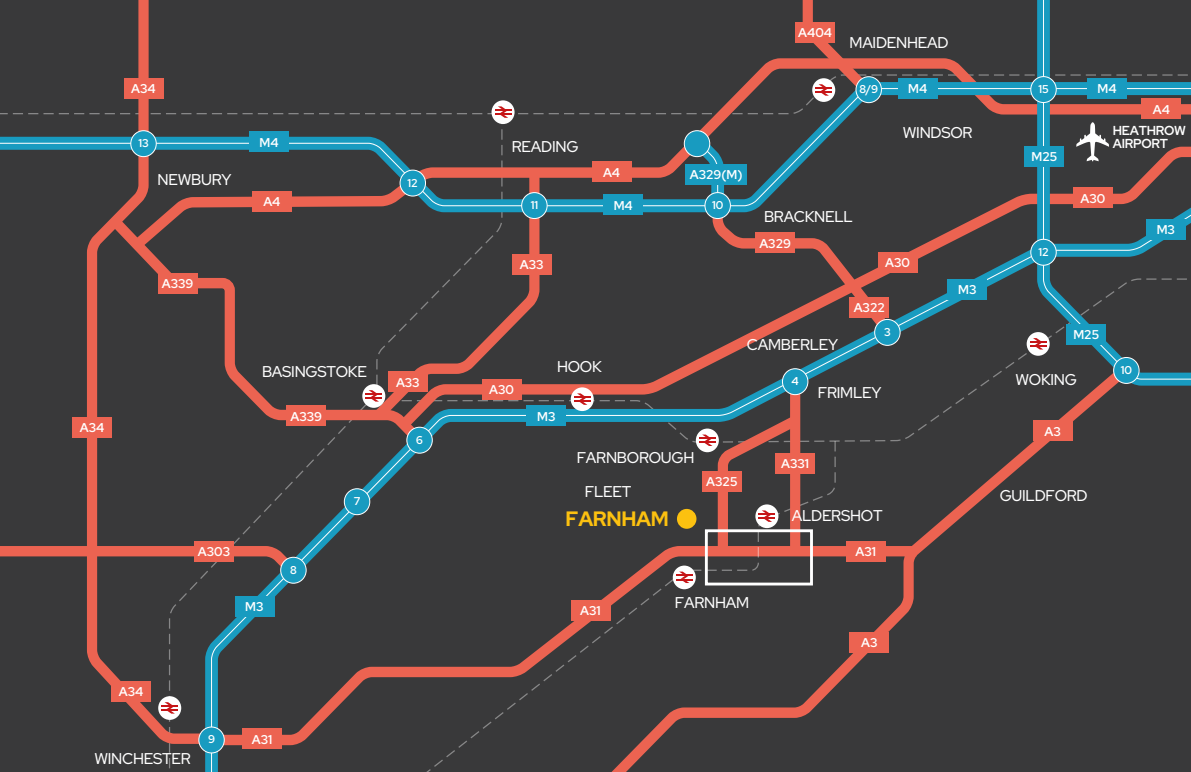
UNIT 4



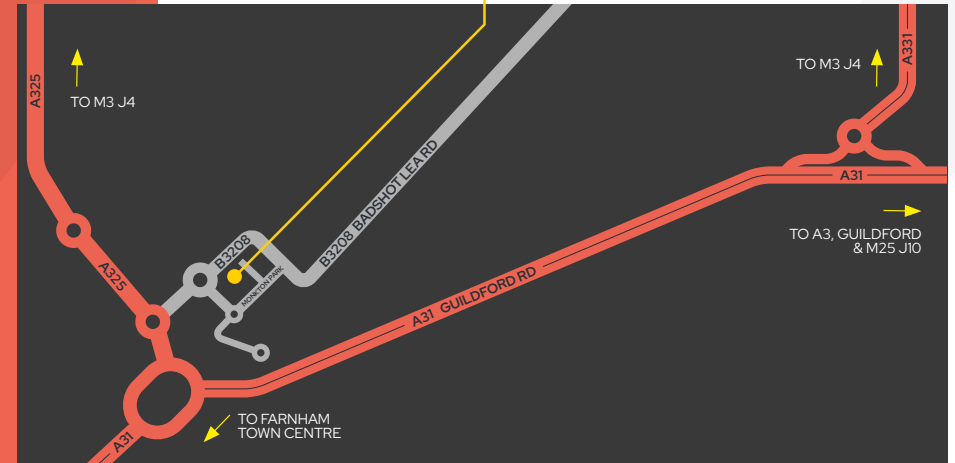
UNIT 5
7,930 sq ft
(736.7 sq m)

UNIT 5 (APPROX GIA)	SQ FT
Warehouse	6,048
Ground Floor Offices	941
First Floor Offices	941
TOTAL	7,930





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RATES

Unit 3

Rateable value of £97,500
Rates payable £49,920 pa.

Unit 4

Rateable value of £84,500
Rates payable of £43,264 pa.

Unit 5

Rateable value of £84,500
Rates payable of £43,264 pa.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The properties are elected for VAT.

TERMS

New leases are available directly from the landlord for a term to be agreed.

VIEWINGS & FURTHER INFORMATION

Strictly via the joint agents.

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