

Office, Industrial / Warehouse

TO LET



Spraying Systems, Farnham Business Park

Weydon Lane, Farnham, GU9 8QT

Single storey high tech/industrial property

2,244 sq ft

(208.47 sq m)

- 10 allocated car spaces
- Three phase electricity
- LED lighting
- Carpeted offices
- 2x electric roller shutter doors
- Double glazed windows
- Gas central heating
- Floor to ceiling height (industrial) 3.123m
- Kitchen plus 2x WC's

Summary

Available Size	2,244 sq ft
Rent	£35,000 per annum exclusive of business rates, building insurance, estate charge and VAT
Rates Payable	£11,352.25 per annum
Rateable Value	£22,750
EPC Rating	C (70)

Description

The former Spraying Systems building comprises a single storey ground floor high tech/industrial business unit. The property is offered in an excellent condition and is configured with office accommodation to the front with lab/industrial/warehouse accommodation to the rear. The property benefits from 10 allocated car spaces plus loading facilities.

Location

Farnham Business Park is conveniently located in an elevated position off the A31 within an attractive and mature landscaped setting, close to Farnham town centre, and within easy access of the A331 Blackwater Valley Route providing a link to the M3 motorway (Junction 4) at Farnborough/Camberley. Good road communications also exist to the A3 and M25 via the A31 Hogs Back to Guildford. Heathrow and Gatwick airports are within one hour's drive time.

Farnham mainline railway station and town centre are both within a short distance, the mainline railway station providing a frequent service to London Waterloo with a fastest journey time of approximately 55 minutes.

Terms

The property is available either on the basis of an assignment or on the basis of a new longer term lease.

The current lease is granted for a term expiring 31st July 2032 subject to a mutual break option in August 2026 (6 months notice). There is also an upward only rent review at this point as well. The lease is prepared on full repairing and insuring terms and assignment/underlettings are permitted subject to landlords consent.

Alternatively a new longer term lease could be granted at a rent to be negotiated.

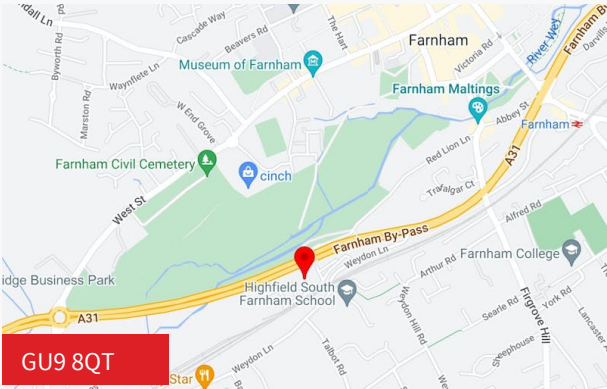
Anti Money Laundering

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/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



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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