

Industrial / Warehouse

TO LET



9B Farnham Trading Estate

Farnham, GU9 9NN

Industrial/warehouse unit on
established trading estate

6,930 sq ft

(643.82 sq m)

- Established trade counter location
- Close to Jewson, Kwik Fit, Sainsbury's
- On site parking

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Summary

Available Size	6,930 sq ft
Rates Payable	£34,560 per annum
Rateable Value	£67,500
EPC Rating	D (80)

Description

The available unit comprises of an industrial/warehouse unit currently configured for use as a trade counter. The property currently has a mezzanine installed, providing first floor storage space with access for goods. There is a trade counter, office and staff welfare facilities internally. We understand that the unit has three phase power, and benefits from an electric loading door. The unit has a minimum eaves height of 3.74m, and the height of the area under the mezzanine is 2.2m. The unit benefits from an electrically operated loading door, measuring 3.8m x 3m.

Externally there are parking spaces for use by the tenant contained within a secure yard shared with the neighbouring tenants.

Location

Unit 9B is situated on the established Farnham Trading Estate being close to Sainsbury's and opposite Jewson. Other occupiers nearby include Howdens, Jewson and Kwik Fit.

The A331 is easily accessible providing a direct dual-carriageway route to Junction 45 of the M3, with the A31 providing easy access to Guildford and the A3/M25. Farnham town centre is within a short distance as is the mainline railway station (Waterloo approx 55 minutes).

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	6,930	643.82
Mezzanine	3,901	362.41

Terms

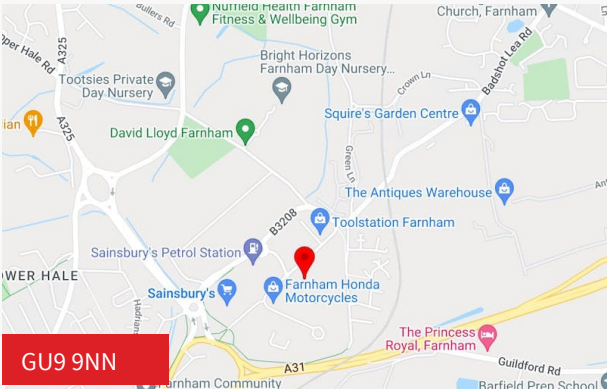
The unit is available on the basis of a new full repairing and insuring lease for a term to be agreed. The unit will become vacant at the end of July 2022.

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 party to be responsible for paying their own legal costs incurred in the letting.



Viewing & Further Information

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