

Industrial / Warehouse

TO LET



CURCHOD&CO



9E Farnham Trading Estate

Farnham, GU9 9NN

Light industrial/warehouse unit

4,596 sq ft

(426.98 sq m)

- Ample parking
- Three phase power
- Skylights
- LED lighting
- Loading door 3.5m x4.0m
- Painted concrete floor
- Disabled WC
- Small office

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	4,596 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	C (60)

Description

Unit 9E is a modern light industrial/workshop/warehouse unit featuring profile clad elevations beneath a mono pitched roof incorporating skylights and solar panels. The unit further benefits from an electric roller shutter door, LED lighting, 3-phase power, painted concrete flooring and a small office. The minimum eaves height is 3.35m, rising to a maximum of 6.95m at the apex.

Location

Unit 9E is located on the well-established Farnham Trading Estate, with neighbouring occupiers including Toolstation, Howdens, Kwik Fit, Jewson, Safestore, Honda, Mitsubishi and Sainsbury's.

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).

Terms

The unit is available on the basis of a new full repairing and insuring lease for a term to be agreed.

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 side to be responsible for the payment of their own legal fees incurred in the letting.

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



Viewing & Further Information

Jack Burghart

01252 710822 | 07770 477386

jburghart@curchodandco.com

Nick Reeve

01252 710822

nreeve@curchodandco.com

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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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