

Office, Industrial / Warehouse

TO LET



4 Abbey Business Park, Monks Walk

Farnham, GU9 8HT

Business unit suitable for a variety of uses

1,798 sq ft

(167.04 sq m)

- Established rural business park
- Mix of office / light industrial accommodation
- Generous on-site parking provision
- Flexible lease terms available
- WC and kitchen facilities
- LED strip lighting
- Network points and power sockets throughout

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Summary

Available Size	1,798 sq ft
Rent	£24,500 per annum
Business Rates	Upon Enquiry
Service Charge	£2,500 per annum
EPC Rating	C (74)

Description

Unit 4 comprises a ground floor premises which benefits from an office with 2 meetings rooms, a kitchen and 2 WC's. The office is carpeted throughout with laminate flooring in the kitchen and WC's. The unit also benefits from access via a roller shutter door to a workshop/storage area which has concrete flooring. The unit benefits from network points, power sockets and LED strip lighting.

The site benefits from a generous provision of parking for staff and visitors.

Location

Abbey Business Park is located approximately 1.5 miles south east of Farnham town centre in an attractive rural setting.

The A3 is easily accessible with a fast link to the M3 via the A331. Farnham's mainline railway station is approximately 1 mile distance, with a journey time to London, Waterloo of approximately 55 minutes.

Terms

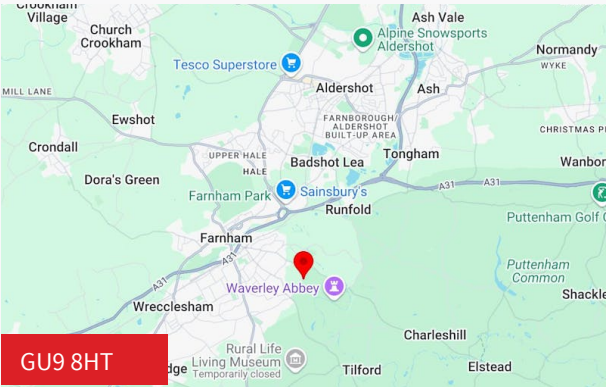
The unit is available on the basis of a new effective full repairing and insuring lease. Rent will be exclusive of business rates, service charge, utilities and VAT.

Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the transaction.

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.



Viewing & Further Information

Matthew Munday
01252 710822 | 07742 336948
mmunday@curchodandco.com

Harry Ford
01252 710822 | 07770 477386
hford@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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