Office, Industrial / Warehouse

TO LET / FOR SALE

CURCHOD&CO



2 Hurlands Business Centre

Hurlands Close, Farnham, GU9 9JE

Modern Hi-Tech Business Unit

3,223 sq ft

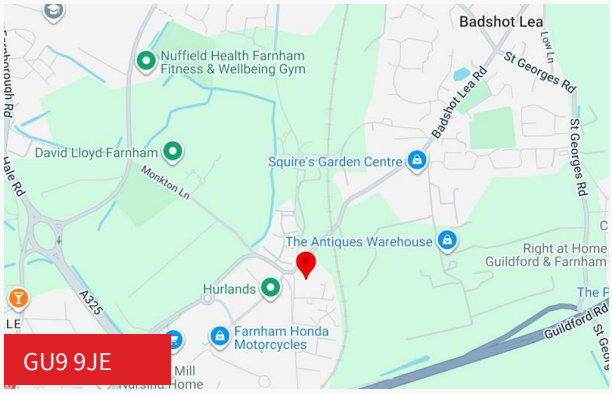
(299.43 sq m)

- Available on a freehold or leasehold basis
- Potential to be refurbished – details on application
- 10 car parking spaces
- LED lighting throughout
- Ground floor light industrial with first floor offices
- Loading door access
- Three phase power
- Good road connectivity – convenient access to the A325 and A31

2 Hurlands Business Centre, Hurlands Close, Farnham, GU9 9JE

Summary

Available Size	3,223 sq ft
Rates Payable	£21,816 per annum
Rateable Value	£50,500
Service Charge	£3,596.05 per annum Based on the budget for 2026
EPC Rating	D (82)





Description

Hurlands Business Centre provides modern, flexible business accommodation benefiting from excellent on-site parking provision.

Unit 2 comprises a self-contained business unit arranged over ground and first floors. The ground floor provides flexible accommodation suitable for a variety of uses, including offices, storage, light production and research and development, with additional office accommodation at first-floor level.

The unit benefits from WC and kitchen facilities, LED lighting, a three-phase power supply, loading door access and 10 allocated parking spaces.

Extending to approximately 3,223 sq ft, Unit 2 presents a rare opportunity to acquire a self-contained business available on either a freehold or leasehold basis. The property is available in its existing condition, although the landlord is willing to refurbish the property to suit an occupier's requirements. Proposed refurbishment works are available upon request.

Location

The property is situated on the established Hurlands Business Centre which forms part of the Farnham Trading Estate, within close proximity of the A325 and A31.

The nearby A331 Blackwater Valley Route provides direct dual carriageway access to Junction 4 of the M3, while the A31 provides fast dual carriageway access towards Guildford and the A3/M25.

Accommodation

The accommodation comprises the following areas (measured on a gross internal area basis):

Name	sq ft	sq m
Ground	1,676	155.71
1st	1,547	143.72
Total	**3,223**	**299.43**

Terms

The property is available immediately, either by way of a new lease directly from the landlord or on a freehold basis.

The rent is exclusive of business rates, utilities, building insurance, service charge and VAT.

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.

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

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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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