



2 Bentley Industrial Centre

Trimming Close, Bentley, Farnham, GU10 5NJ

Light Industrial Unit

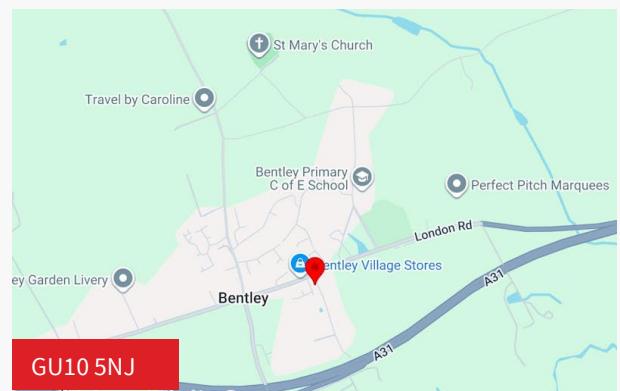
927 sq ft

(86.12 sq m)

- Qualifies For 100% Business Rates Relief
- Three Phase Power
- Electric Loading Door
- WC / Kitchen facilities
- LED Strip Lights
- Solid Concrete Floor
- PARKING

Summary

Available Size	927 sq ft
Rent	£18,000 per annum
Rates Payable	£4,751.50 per annum The unit should qualify for 100% rates relief under the Small Business Rates regime, subject to eligibility.
Rateable Value	£10,750
Service Charge	£1,200 per annum
EPC Rating	Upon enquiry



Description

2 Bentley Industrial Centre comprises a single-storey industrial unit, featuring a WC, kitchenette, LED strip lighting, a solid concrete floor, and an electric loading door.

The unit will be available from May 2026 and will be redecorated prior to occupation. Occupiers may benefit from 100% business rates relief under the Small Business Rates regime, further information is available upon request.

Location

The unit is located in Bentley, a picturesque rural village offering a range of local amenities, including a village shop, post office, pub, and village hall.



The property is approximately 1 mile from Bentley mainline railway station, providing direct services to London Waterloo in around one hour. It is also situated approximately 4 miles south of Farnham, with the A31 trunk road linking directly to the Blackwater Valley Relief Road (A331) providing fast and convenient access to the M3 at Camberley.

Terms

A new lease is available for a term to be agreed. The rent is quoted exclusive of business rates, building insurance, service charge and VAT (if applicable).

Legal Costs

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

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Viewing & Further Information

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