



Prime Location Business Unit with Forecourt and Rear Parking.

8 Guildford Road

Farnham, GU9 9QB

Industrial TO LET

3,164 sq ft

(293.95 sq m)

- Warehouse and Trade Counter with Large Forecourt and Rear Parking
- Located on the A325 and a short drive from the A31
- Close proximity to Farnham Town Centre
- 2 Roller Shutter Doors (with height of 2.2m)
- Easy Access to M3, London & South
- EV Charging Point

Summary

Available Size	3,164 sq ft
Rent	£55,000 per annum
Rates Payable	£12,636 per annum approx, from April 2026.
Rateable Value	£29,250
EPC Rating	D (77)

Description

This property consists of a warehouse with 2 roller shutter doors, trade counter, large forecourt and additional parking to the side and rear of the premises which was recently resurfaced. There is 1 WC, Kitchen, a new gas boiler and EV Charger.

The total site is estimated to be c. 9,500 sq ft.

Location

The property is located just off of the A31 and situated prominently on the A325. It is a short drive to Farnham town centre and the mainline station offers a regular service into Waterloo

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	3,164	293.95

Viewings

Strictly by arrangement with the Agent only.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

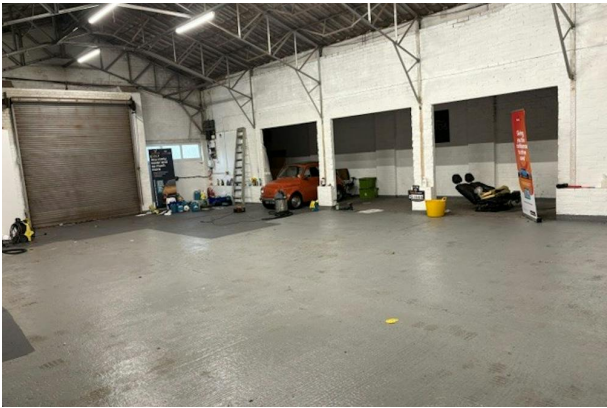
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

Each party will be responsible for paying their own legal costs.

VAT

All figures are quoted exclusive of VAT which we understand is chargeable.



Viewing & Further Information



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