



Rushmoor Garage

Tilford Road, Farnham, GU10 2EP

Industrial / Warehouse Units

767 to 5,154 sq ft

(71.26 to 478.82 sq m)

- Suitable for Motor Trade use
- Three phase power
- Ample on site parking
- Potential to be let as a whole or split
- Can be refurbished

Summary

Available Size	767 to 5,154 sq ft
Rates Payable	£18,463 per annum
Rateable Value	£37,000
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The buildings comprise three adjoining industrial/warehouse buildings situated in a semi-rural location on the outskirts of Tilford.

Unit 1 is of standard portal frame construction with brick/block and steel cladding to the external elevations. The unit is accessed via a large double sliding door. Internally, the accommodation benefits from solid concrete flooring, strip lighting, and roof lights. To the front of the unit there is a self-contained office which includes one WC.

Units 2 and 3 are of brick/block construction under a flat roof and are accessed via manual roller shutter doors. Internally, both units benefit from solid concrete flooring and strip lighting. Each unit is also served by a single WC.

Externally, the site provides ample space for parking for both staff and visitors. The buildings can be let as a whole or individually and the landlord will consider refurbishing the units - further details can be provided on application.

Location

The property is situated off Tilford Road, approximately 4 miles south of Farnham and around 7 miles from Hindhead. The location offers good connectivity, with the A3 easily accessible via the A31 and A331 providing fast links to the M3 and wider motorway network. Farnham mainline railway station is approximately a 10-minute drive away, offering regular services to London Waterloo with a journey time of around 55 minutes.

Accommodation

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

Name	sq ft	sq m	Availability
Unit - 1	3,452	320.70	Available
Unit - 2	767	71.26	Available
Unit - 3	935	86.86	Available
Total	5,154	478.82	

Terms

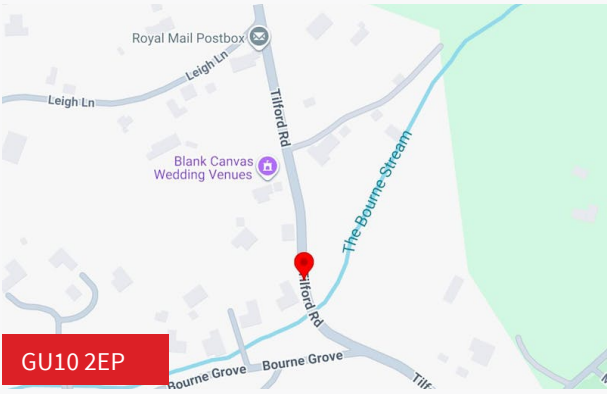
The units are available on the basis of a new full repairing and insuring lease(s). Rent will be exclusive of business rates, service charge, building insurance, utilities and VAT.

Legal Costs

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

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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