

Industrial / Warehouse, Trade Counter

TO LET



CURCHOD&CO



Unit 9E, Farnham Trading Estate

Farnham, GU9 9NN

Light industrial/trade counter unit

4,600 sq ft

(427.35 sq m)

- Existing consent for vehicle repairs/MOT
- Established trade counter location
- Adjacent to Howdens, Jewson, Kwik Fit and Sainsbury's
- Planning - Class B1(b) & B1(c), B2 & B8
- On site parking

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Chartered surveyors, land property & construction consultants

Summary

Available Size	4,600 sq ft
Rent	£46,000 per annum exclusive
Rates Payable	£18,587.75 per annum
Rateable Value	£37,250
EPC Rating	B (35)

Location

Unit 9E is situated on the established Farnham Trading Estate being close to Sainsbury's and opposite Jewson. Other occupiers nearby include Howdens, Jewson and Kwik Fit.

The A331 is easily accessible providing a direct dual-carriageway route to Junction 45 of the M3, with the A31 providing easy access to Guildford and the A3/M25.

Farnham town centre is within a short distance as is the mainline railway station (Waterloo approx 55 minutes).

Description

Unit 9E comprises a modern light industrial/workshop/warehouse unit with profile cladding to the elevations under a pitched roof incorporating roofing lighting and solar panels.

The unit is currently configured to provide for vehicle repairs, servicing and MOT testing station.

Specification

- WC's
- Eaves height - max 6.95m, min 4.25m
- Roller shutter loading door
- On site car parking
- Secure yard
- Solar roof panels - low running costs

Terms

The unit is available on the basis of a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to be responsible for paying their own legal costs incurred in the letting.



Viewing & Further Information

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