Industrial / Warehouse

TO LET

CURCHOD&CO



Aspen, Greenhills Rural Enterprise Centre

Tilford Road, Farnham, GU10 2DZ

Rural workshop/warehouse unit

6,437 sq ft

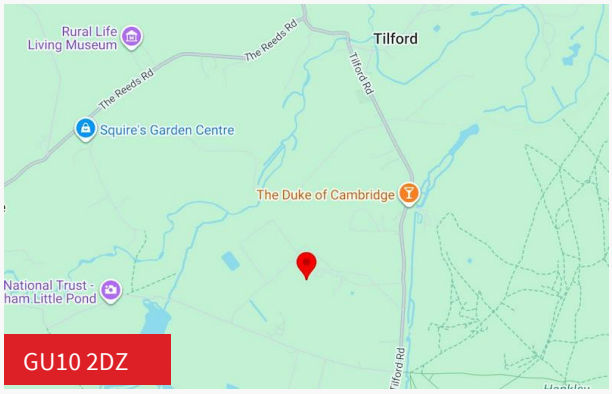
(598.02 sq m)

- Available February 2027
- Minimum eaves height of 4.1m
- Loading door 4.3m x 4.4m
- Three phase power
- Solar panels
- Small office with WCs, shower and kitchenette
- 10 parking spaces
- 600 sq m external yard also available by way of separate negotiation
- Established business location
- On site CCTV

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Summary

Available Size	6,437 sq ft
Rent	£86,950 per annum
Rates Payable	£33,360 per annum Based on Business Rates assessment for 2026
Rateable Value	£69,500
Service Charge	£8,813.80 per annum Based on current estimate for 2026
EPC Rating	D (94)







Description

Aspen comprises an industrial/warehouse unit with internal offices and additional mezzanine storage. This includes WCs, a shower and kitchenette, and the unit is accessed via an electric loading door. The unit also benefits from substantial 3 phase power supply. A separate yard of approximately 600 sq m is situated adjacent to the unit, and is available by way of separate negotiation.

Location

The property is located on the well-established Greenhills Rural Enterprise Centre, approximately 5 miles from Farnham, situated on the Tilford Road linking Farnham to Hindhead. The A3 is easily accessible providing a fast connection to the M3 via the A331.

Farnham mainline railway station is around a 4-mile drive away, offering regular services to London Waterloo with a journey time of approximately 55 minutes.

Accommodation

The accommodation comprises the following gross internal floor areas:

Name	sq ft	sq m
Ground - Warehouse	5,626	522.67
Mezzanine	811	75.34
Total	**6,437**	**598.01**

Terms

The unit is available on the basis of a new effective internally repairing and insuring lease. The rent is exclusive of business rates, utilities, buildings and terrorism insurance recharges, service charge and VAT.

A service charge is levied to cover external building repairs, landscaping, signage, CCTV, common part electricity etc. Further details on request.

Legal Costs

Each side to be responsible for the payment of their own legal costs incurred in the letting.

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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