Office, Industrial / Warehouse

TO LET

CURCHOD&CO



8 Abbey Business Park, Monks Walk, Farnham

Farnham, GU9 8HT

Business Unit To Let

1,688 sq ft

(156.82 sq m)

- Established rural business park
- 887 Sq. ft of additional low height storage
- Ample on site parking
- Flexible lease terms available
- Air conditioning to part
- WC and Kitchen facilities

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Summary

Available Size	1,688 sq ft
Rent	£25,750 per annum
Business Rates	Details on application
Service Charge	£1,800 per annum Based on current estimate for 2026
EPC Rating	D (99)







Description

Abbey Business Park is an established rural business park comprising a range of office and light industrial units.

The available accommodation comprises a self-contained two-storey business unit providing office / light industrial space at ground floor level, together with additional office accommodation on the first floor and ancillary low-height storage. The unit benefits from WC and kitchen facilities on the ground floor and is suitable for a variety of office and business uses.

Location

Abbey Business Park is located approximately 1.5 miles south east of Farnham town centre in an attractive rural setting.

The A3 is easily accessible with a fast link to the M3 via the A331. Farnham's mainline railway station is approximately 1 mile distance, with a journey time to London, Waterloo of approximately 55 minutes.

Terms

The unit is available on the basis of a new effective full repairing and insuring lease. Rent will be exclusive of business rates, service charge, utilities and VAT.

Legal Costs

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

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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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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