Office, Industrial / Warehouse

TO LET

CURCHOD&CO



Unit E The Factory

Crondall Lane, Dippenhall, Farnham, GU10 5DW

Self contained commercial unit suitable for light industrial, office and leisure uses

2,211 sq ft

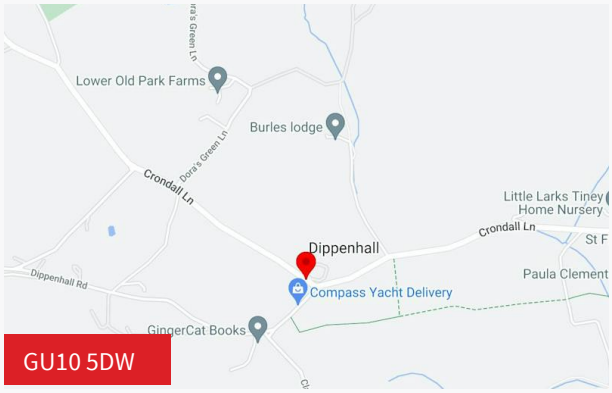
(205.41 sq m)

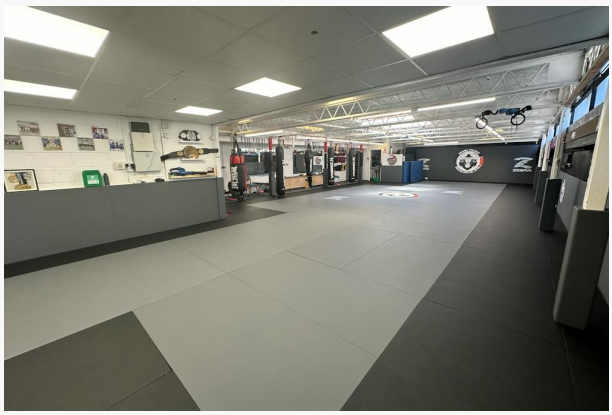
- Flexible lease terms available
- 5 allocated parking spaces
- Attractive rural location situated in close proximity to Farnham town centre
- Three phase electricity
- LED lighting
- Kitchen and WC facilities

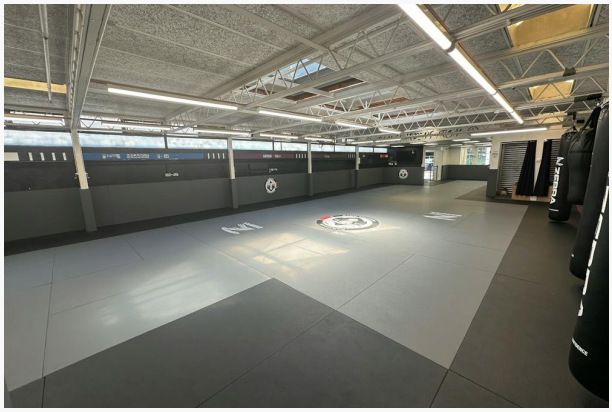
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Summary

Available Size	2,211 sq ft
Rent	£21,500 per annum
Rates Payable	£11,016 per annum
Rateable Value	£25,500
Service Charge	£6,347.14 per annum Fixed service charge subject to annual increase in line with RPI index
EPC Rating	D (87)







Description

Unit E forms part of a terraced industrial/warehouse complex situated on Crondall Lane. The unit is arranged on ground floor which comprises open plan accommodation suitable for a variety uses, including light industrial, office, and fitness/leisure uses.

The units benefits from WC and kitchen facilities with LED lighting throughout. The unit comes with 5 allocated parking spaces on site.

Location

The unit is situated within an industrial complex on Crondall Lane opposite Dippenhall Road. The complex is in a rural location just 2 miles from Farnham town centre.

Farnham is served by a mainline railway station providing direct access to London Waterloo (journey time 53 minutes). Farnham is located 12 miles west of Guildford, 16 miles east of Basingstoke and south west of the Blackwater Valley towns of Farnborough and Camberley.

Terms

The unit is available to let on a new flexible lease for a term to be agreed. The rent is exclusive of building insurance, utilities, VAT and service charge which is levied to cover the maintenance of the car parking and external areas.

Legal Costs

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

All prices are quoted exclusive of VAT which may be charged.

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

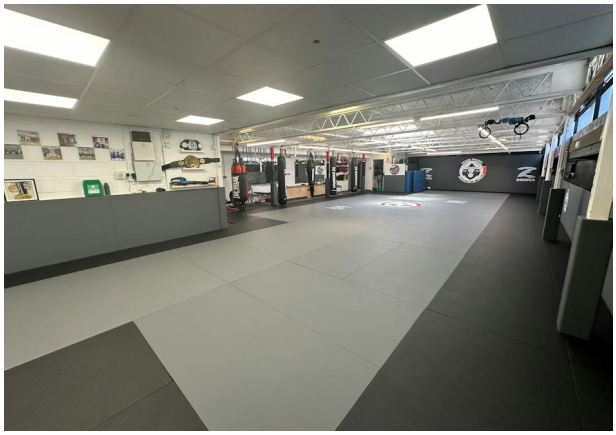
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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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