



Unit 4 Monkton Park Industrial Estate

Farnham Trading Estate, Farnham, GU9 9PA

A Newly Refurbished Industrial / Warehouse Unit Within 2 Minutes of A31

8,697 sq ft
(807.98 sq m)

- 5.8m Clear Internal Height
- Electrically operated loading door
- 20 car parking spaces
- EV charging points
- Air conditioned offices
- Three phase power
- EPC B

Unit 4 Monkton Park Industrial Estate, Farnham Trading Estate, Farnham, GU9 9PA

Summary

Available Size	8,697 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
EPC Rating	Upon enquiry

Description

Monkton Park is a newly refurbished industrial / warehouse scheme with 3 available units ranging in size from 7,930 to 8,888 sq ft. The estate offers an excellent parking ratio of approximately 1:510 sq ft together with EV charging. Clear minimum internal heights are 5.8m increasing to 6.6m at the apex, with electrically operated loading doors and air conditioned office accommodation.

Location

Monkton Park Industrial Estate is situated in an established modern trading estate in the Blackwater Valley. The site is highly prominent and provides easy access to key surrounding towns such as Guildford, Woking, Farnborough, Camberley and Basingstoke.

The estate is strategically positioned within 0.5 miles of the A31, with access via the A331 (2 miles) and A3 (7 miles) to the M3 (8 miles) and M25 (17 miles) motorways respectively.

Local occupiers include Toolstation, Howdens, Kwik Fit, Jewson, Safestore, Honda, Mitsubishi and Sainsbury's, together with a petrol filling station, all within walking distance.

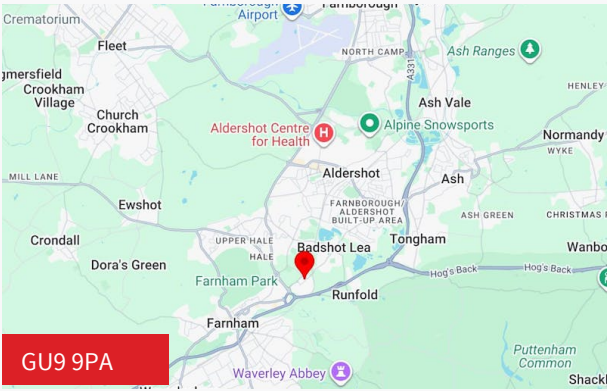
Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	7,933	737
1st	764	70.98
Total	8,697	807.98

Terms

The units are available on new FRI leases, with quoting terms upon application.



Viewing & Further Information

Alex Blown
07570 682196 | 07570 682196
ablown@curchodandco.com

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 20/08/2026