Industrial / Warehouse

TO LET

CURCHOD&CO



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

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Summary

Available Size	8,697 sq ft
Rent	Rent on application
Business Rates	TBC
Service Charge	TBC
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.

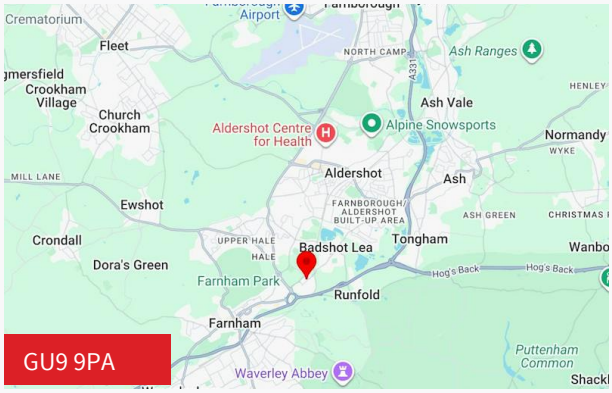
Accommodation

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.







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