Industrial / Warehouse

FOR SALE

CURCHOD&CO



12 Guildford Road Trading Estate

Farnham, GU9 9PZ

High tech/R&D/office on secure site

4,854 sq ft

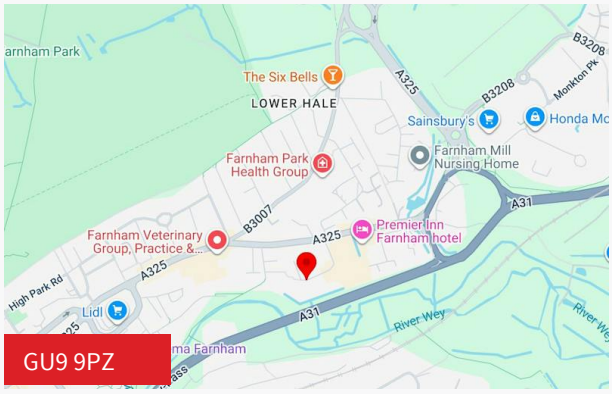
(450.95 sq m)

- Passenger/goods lift
- 2x electric vehicle charging points
- CCTV
- Secure electric entrance gate
- Air conditioning throughout/fresh air ventilation
- Excellent parking approx 17 spaces
- Male/female wc's
- Kitchen

12 Guildford Road Trading Estate, Farnham, GU9 9PZ

Summary

Available Size	4,854 sq ft
Price	Price on application
Rates Payable	£23,078.75 per annum
Rateable Value	£46,250
EPC Rating	B (48)







Description

The property comprises a two storey high tech building offering ground floor production, R&D, industrial accommodation with first floor offices. The building, which was comprehensively refurbished several years ago, benefits from a new passenger/goods lift, two electric vehicle charging points, CCTV, secure electric entrance gate, air conditioning and fresh air ventilation (to both floors), male and female toilets and kitchen (first floor).

The site itself is securely fenced and there are 11 marked parking bays adjacent to the building with a further 6 in the main road Guildford Trading Estate car park.

The property, which was previously occupied by a members only supermarket, is suitable for a wide range of uses subject to planning.

Location

The property is situated on the established Guildford Road Trading Estate, half a mile from Farnham town centre and Farnham mainline railway station which provides regular services to London Waterloo with an approximate journey time of 55 minutes.

The A31 dual carriageway is located .25 miles away providing a link to the A3/M25 and also the M3 at Junction 4 via the A331.

Guildford Road Trading Estate is located next door to Farnham retail park where M&S are currently refurbishing and fitting out the former Homebase store to create a large M&S food hall.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial/R&D	2,432	225.94
1st - Offices	2,422	225.01
Total	**4,854**	**450.95**

Tenure

The property is owned by way of a long leasehold from Waverley Borough Council. The lease commenced on 25th March 1986 expiring 24th March 2108. A ground rent is payable based upon 20% of the market rental value. The current ground rent payable is £9,500 per annum.

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.

Legal Costs/VAT

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

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

Nick Reeve
01252 710822
nreeve@curchodandco.com

Jack Burghart
01252 710822 | 07770 477386
jburghart@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 24/11/2026









