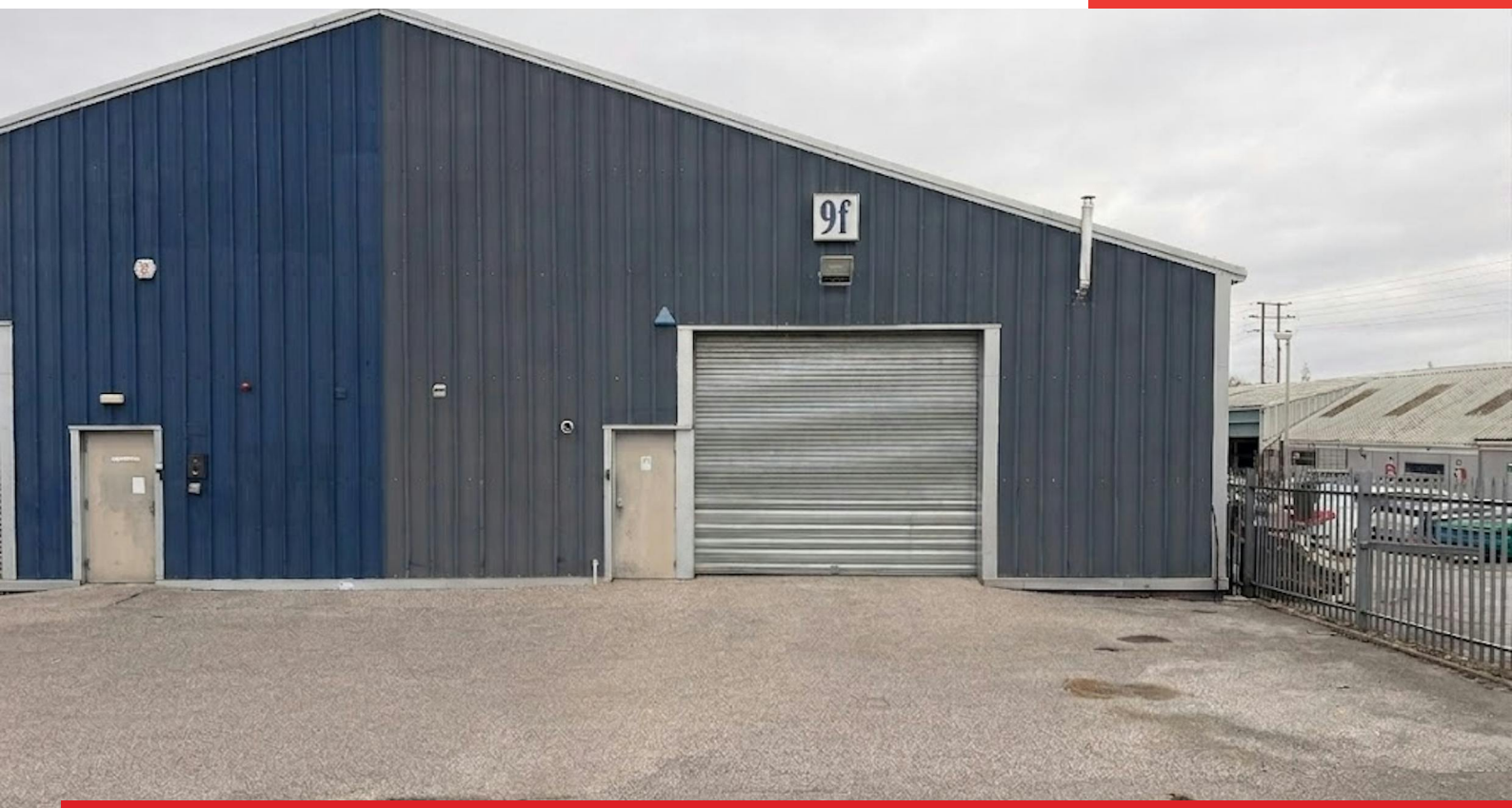
Industrial / Warehouse

FOR SALE

CURCHOD&CO



9F Farnham Trading Estate

Farnham, GU9 9NN

Light industrial/warehouse unit

4,400 sq ft

(408.77 sq m)

- Ample parking
- Three phase power
- Rooflights
- LED lighting
- Loading door 3.5m x 4m
- Painted concrete floor
- WC
- Small office

9F Farnham Trading Estate, Farnham, GU9 9NN

Summary

Available Size	4,400 sq ft
Price	£730,000
Rates Payable	£28,320 per annum
Rateable Value	£59,000
EPC Rating	C (73)

Description

Unit 9F is a modern light industrial/workshop/warehouse unit featuring profile clad elevations beneath a mono pitched roof incorporating rooflights and solar panels. The unit further benefits from an electric roller shutter door, LED lighting, 3-phase power, painted concrete flooring and a small office. The minimum eaves height is 3.35m, rising to a maximum of 6.95m at the apex.

Location

Unit 9F is located on the well-established Farnham Trading Estate, with neighbouring occupiers including Toolstation, Howdens, Kwik Fit, Jewson, Safestore, Honda, Mitsubishi and Sainsbury's.

The A331 is easily accessible providing a direct dual-carriageway route to Junction 45 of the M3, with the A31 providing easy access to Guildford and the A3/M25.

Farnham town centre is within a short distance as is the mainline railway station (Waterloo approx 55 minutes).

Terms

The property is available by way of a long leasehold sale. The building is held on a long lease from Waverley Borough Council, granted in 1988 for a term of 150 years, expiring in 2138. The current ground rent is £950 per annum, subject to review every five years. The long leasehold interest is available at a price of £730,000.

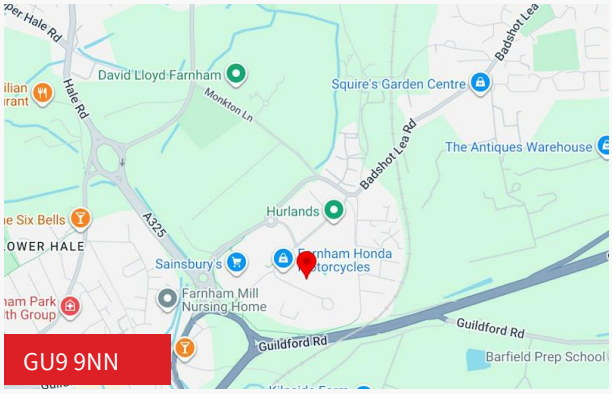
Anti Money Laundering

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.

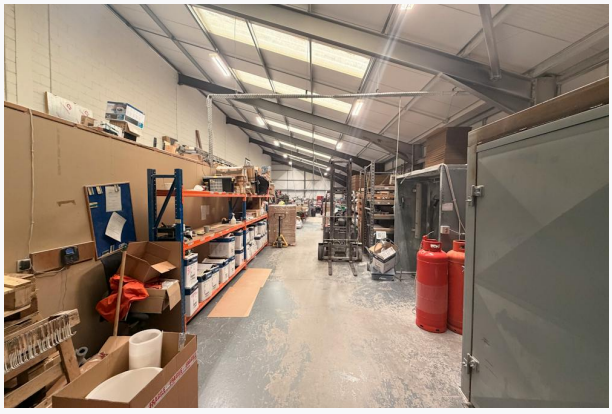
Legal Costs/VAT

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

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







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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