Industrial / Warehouse

TO LET

CURCHOD&CO



Willow, Greenhills Rural Enterprise Centre

Tilford Road, Farnham, GU10 2DZ

Rural workshop/warehouse unit

4,390 sq ft

(407.84 sq m)

- Available December 2026
- Attractive rural business park setting
- 7 Parking spaces
- Three phase power
- Ancillary office accommodation with WC and kitchen facilities
- Electric loading door
- Minimum eaves height 3.81 metres, maximum 4.96 metres
- On site CCTV

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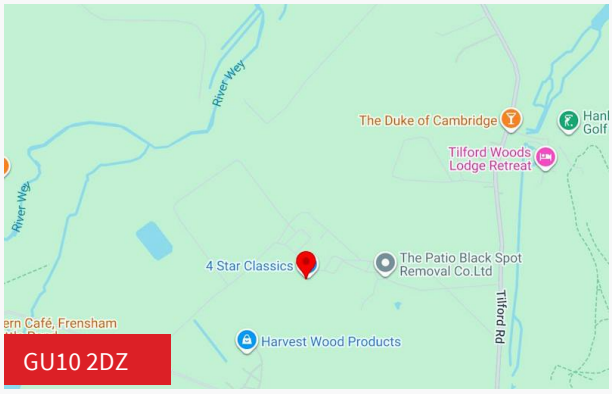
Summary

Available Size	4,390 sq ft
Rent	£59,950 per annum
Business Rates	Details upon application
Service Charge	£4,518.28 per annum Based on current estimate for 2026
EPC Rating	D (97)







Description

Willow comprises an industrial / warehouse unit with ancillary office accommodation and additional mezzanine storage. The accommodation benefits from WC and kitchenette facilities and is accessed via an electric loading door.

The unit also benefits from three-phase power supply and on-site parking.

Location

The property is located on the well-established Greenhills Rural Enterprise Centre, approximately 5 miles from Farnham, situated on the Tilford Road linking Farnham to Hindhead. The A3 is easily accessible providing a fast connection to the M3 via the A331.

Farnham mainline railway station is around a 4-mile drive away offering regular services to London Waterloo with a journey time of approximately 55 minutes.

Accommodation

The accommodation comprises the following gross internal floor areas:

Name	sq ft	sq m
Ground - Industrial / Warehouse	3,699	343.65
Mezzanine	691	64.20
Total	**4,390**	**407.85**

Terms

The unit is available on the basis of a new effective internally repairing and insuring lease. The rent is exclusive of business rates, utilities, buildings and terrorism insurance recharges, service charge and VAT.

A service charge is levied to cover external building repairs, landscaping, signage, CCTV, common part electricity etc. Further details on request.

Legal Costs

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

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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SHELL



