# Industrial / Warehouse

TO LET

CURCHOD&CO



## Unit D The Factory

Crondall Lane, Farnham, GU10 5DW

## Industrial/warehouse unit

4,265 sq ft

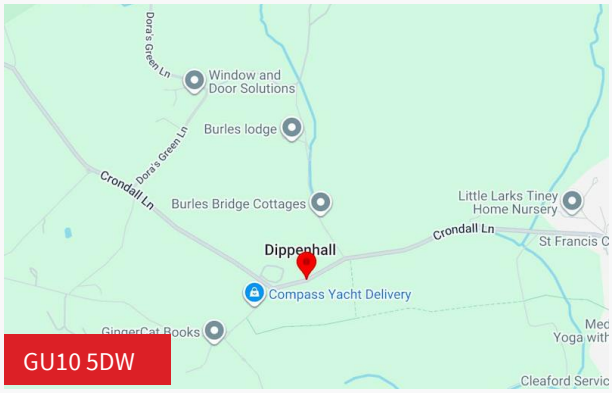
(396.23 sq m)

- Flexible lease terms available
- 6 Allocated parking spaces
- Attractive rural location situated in close proximity to Farnham town centre
- 2 loading doors
- LED lighting
- Three phase electricity

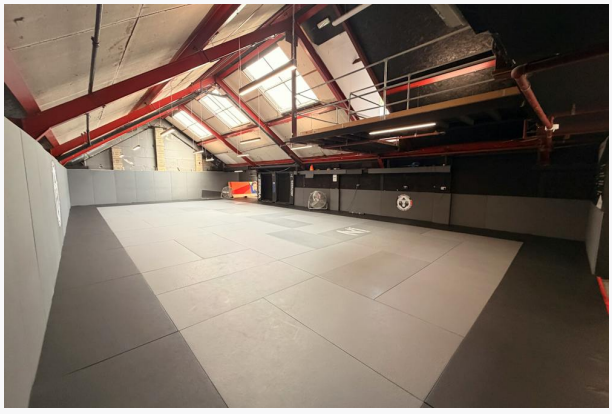
# Unit D The Factory, Crondall Lane, Farnham, GU10 5DW

## Summary

| | |
|---|---|
| Available Size | 4,265 sq ft |
| Rent | £39,500 per annum |
| Rates Payable | £18,684 per annum |
| Rateable Value | £43,250 |
| Service Charge | £7,605.30 per annum<br>Fixed service charge subject to annual increase in line with RPI index |
| EPC Rating | D (81) |





## Description

Unit D forms part of a terraced industrial/warehouse complex situated on Crondall Lane. The unit comprises a warehouse/industrial unit with ancillary office/storage to the first floor. The unit also benefits from LED lighting, WC's, a kichenette and access via 2 loading doors with separate pedestrian access. The unit benefits from 6 allocated parking spaces on site.

## Location

The unit is situated within an industrial complex on Crondall Lane opposite Dippenhall Road. The complex is in a rural location just 2 miles from Farnham town centre.

Farnham is served by a mainline railway station providing direct access to London Waterloo (journey time 53 minutes). Farnham is located 12 miles west of Guildford, 16 miles east of Basingstoke and south west of the Blackwater Valley towns of Farnborough and Camberley.

## Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m |
|---|---|---|
| Ground | 3,707 | 344.39 |
| 1st - Offices | 304 | 28.24 |
| 1st - Storage | 254 | 23.60 |
| **Total** | **4,265** | **396.23** |

## Terms

The unit is available to let on a new flexible lease for a term to be agreed. The rent is exclusive of building insurance, utilities, VAT and service charge which is levied to cover the maintenance of the car parking and external areas.

## Legal Costs

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

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

## 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)**
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 04/11/2026









