

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Cedar, Greenhills Rural Enterprise Centre

Tilford Road, Farnham, GU10 2DZ

Thriving rural enterprise centre

1,267 sq ft

(117.71 sq m)

- Three phase power and gas
- Electric loading door
- Painted floor
- On site CCTV
- Minimum eaves height of 4.20m

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	1,267 sq ft
Rent	£25,340.00 per annum
Rates Payable	£5,988 per annum Unit should qualify for 100% business rates relief. Further details on enquiry with Local Authority
Rateable Value	£12,000
Service Charge	£2,452.40 per annum
EPC Rating	D (83)

Description

Cedar comprises a single storey industrial/warehouse unit with wc, kitchen, electric loading door with a minimum eaves height of 4.20m.

Location

The available unit is situated on the successful Greenhills Rural Enterprise Centre which is located some 5 miles from Farnham on the Tilford Road linking Farnham with Hindhead. The A3 is easily accessible and there is a fast link to the M3 via the A331. Farnham mainline railway station is approximately 4 miles drive (Waterloo 55 minutes approx).

Terms

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

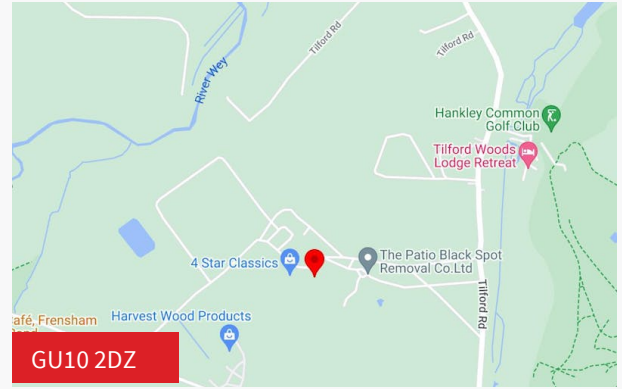
Legal Costs/VAT

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)
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