



Unit 5 Monkton Park, Farnham Trading Estate

Farnham, GU9 9PA

Modern Warehouse/Trade Unit

7,930 sq ft

(736.72 sq m)

- 5.75m minimum eaves height rising to 6.60m at the apex
- Yard/parking area
- Established trade and industrial estate
- Electric loading doors
- Three phase power
- To be refurbished

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Summary

Available Size	7,930 sq ft
Rent	£126,880 per annum
Rates Payable	£46,897.50 per annum
Rateable Value	£84,500
Service Charge	£1.10 per sq ft
EPC Rating	Upon enquiry

Description

Unit 5 is a modern warehouse/trade unit with first floor offices and an excellent parking provision. The warehouse has 5.75m minimum eaves rising to 6.60m at the apex, three phase power and electrically operated loading doors. Externally the unit has a designated yard and parking area. The unit is due to be comprehensively refurbished, further detail on enquiry.

Location

The Monkton Park Estate, which sits within the established Farnham Trading Estate, comprises 5 self-contained industrial/warehouse units, ranging in size from approximately 8,000 - 10,000 sq ft. The estate itself is self-contained with good loading and ample parking. Each unit benefits from purpose built first floor offices, WC's and full height loading doors. Monkton Park is the highest quality multi-let industrial and trade estate in Farnham. Local occupiers include: Toolstation, Howdens, Kwik Fit, Jewson, Safestore, Honda, Mitsubishi and Sainsburys.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	6,989	649.30
1st	941	87.42
Total	7,930	736.72

Terms

A new lease is available directly from the landlord for a term to be agreed.

Legal Costs

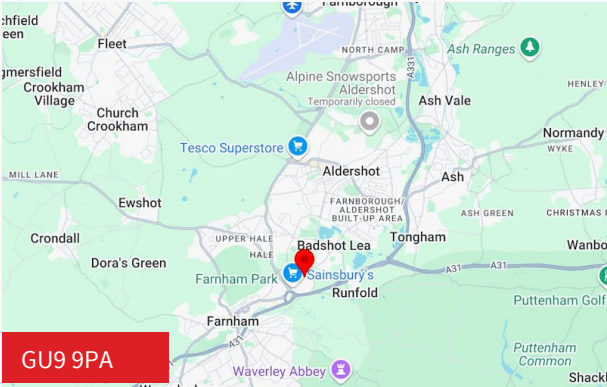
Each party will be responsible for their own legal costs.

VAT

The properties are elected for VAT.

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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