



Unit 4 Monkton Park, Farnham Trading Estate

Farnham, GU9 9PA

Modern Warehouse/Trade Unit

8,697 sq ft

(807.98 sq m)

- 5.75m minimum eaves height rising to 6.60m at the apex
- Three phase power
- Established trade and industrial estate
- Electric loading doors
- 20 parking spaces with 2 EV charging points
- Comprehensively refurbished

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Summary

Available Size	8,697 sq ft
Rent	£139,152 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

The available accomodation comprises a recently refurbished industrial/warehouse unit benefitting from 5.75m minimum eaves rising to 6.60m at the apex, with first floor air conditioned offices, electrically operated loading door, 20 car parking spaces and loading provision along with three phase power.

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	7,933	737
1st	764	70.98
Total	8,697	807.98

Terms

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

Legal Costs

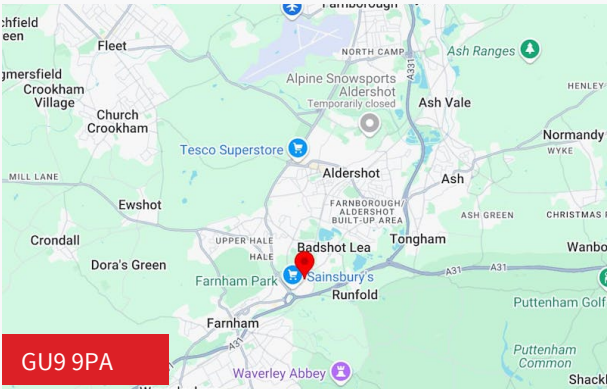
Each party will be responsible for their own legal costs.

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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