

PROPERTY DETAILS

LIGHT INDUSTRIAL (B1) TO LET

Location:	FARNHAM, SURREY
Property:	1 Riverside Park, Dogflud Way, GU9 7UG
Size:	2,467 Sq. Ft (229.11 Sq. M)



- Lockdown rent and rates free
- Popular light industrial unit
- Town centre location
- Loading and parking
- Fitted offices at first floor

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary, 1 Waverley Lane
Farnham
Surrey GU9 8BB
www.traynorryan.co.uk



Tel: 01252 794144

Email: info@traynorryan.co.uk

Location

Established business location close to Farnham Market Town Centre.

The well managed estate is in a very popular location adjacent to a town centre car park.

A31 Dual carriageway: 0.5 mile

Farnham Mainline Rail Station: 0.5 mile

Description

The property is an end terrace light industrial unit with a painted power floated light industrial ground floor.

There is a full fitted office mezzanine floor, including two glass partitioned director offices and a meeting room.

All walls are lined and all ceilings are finished with a suspended ceiling incorporating a mix of cat II and LED lighting. Ceiling mounted air conditioning units are fitted to the office areas.

There are two car spaces plus an area in front of the unit capable of providing two more car spaces.

There is a kitchenette and separate male and female WCs.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 2nd edition and has the following GIA floor area:

	Sq. ft	Sq. m
Ground Floor	1,243	115.44
Mezzanine Floor	<u>1,224</u>	<u>113.67</u>
TOTAL	2,467	229.11

Lease and Rent

£20,000 pa exclusive of other charges and VAT.

A new lease is available for a term to be agreed.

Outgoings

There is an estate charge at £81 pcm.

Telecoms and utilities are not included in the rent.

Business Rates

The Valuation Office indicated a Rateable Value of £20,250. The UBR 2020/2021 is 0.5. Rates payments are estimated at £10,125 pa. Contact Waverley Borough Council for more detail.

Viewing

Strictly by appointment through sole agents. Contact Warren Traynor.

Costs

Tenant to bear landlords legal costs.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC: E Published:** 05/2020