

Office, Industrial / Warehouse

TO LET



CURCHOD&CO



3 Hurlands Business Centre

Hurlands Close, Farnham, GU9 9JE

Modern Hi-Tech Business Unit

1,676 sq ft

(155.71 sq m)

- Refurbished
- Excellent EPC rating - A
- Air conditioning
- Ground floor light industrial with first floor offices
- Loading door access
- Three phase power
- 5 car parking spaces
- LED lighting

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

3 Hurlands Business Centre, Hurlands Close, Farnham, GU9 9JE

Summary

Available Size	1,676 sq ft
Rent	£32,000 per annum
Rates Payable	£13,039 per annum
Rateable Value	£19,750
Service Charge	£1,699.50 per annum
EPC Rating	A (23)

Description

Hurlands Business Centre provides modern flexible business units arranged in an attractive landscaped environment with an excellent on site car parking provision.

The available accommodation comprises a self contained unit, with the ground floor suitable for a range of uses (office, storage, light production, research and development), with office accommodation on the first floor. The office benefits from air conditioning, LED lighting, perimeter trunking and is carpeted throughout. The unit also benefits from a three phase power supply, a loading door for access and comes with 5 allocated parking spaces.

Location

The property is situated on the highly successful Hurlands Business Centre which forms part of the Farnham Trading Estate within close proximity of the A325/A31. Access to the Blackwater Valley route (A331) is close by providing direct dual carriageway access to Junction 4 of the M3, the A31 provides fast dual carriageway access to Guildford and the A3/M25.

Terms

The property is available on a new lease directly from the Landlord for a term to be agreed.

The rent is exclusive of business rates, service charge, building insurance, utilities and VAT.

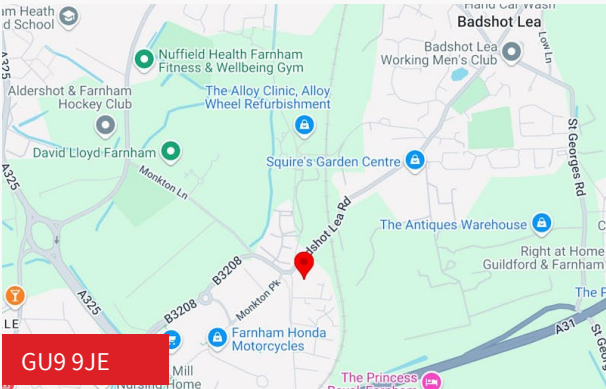
Legal Costs/VAT

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

Matthew Munday
01252 710822 | 07742 336948
mmunday@curchodandco.com

More properties @ curchodandco.com

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 10/06/2026



