



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

CLASS E BUSINESS
WOULD SUIT VARIOUS USERS
TO LET



**1 RIVERSIDE PARK INDUSTRIAL ESTATE
DOGFLUD WAY
FARNHAM
GU9 7UG**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: Riverside Park Industrial Estate is a popular and sought after business location for commercial occupiers, built during the 1980s. Located on the edge of the town centre it is within a short walk of a range of shopping facilities including various supermarkets, the towns leisure centre, along with the mainline station serving London Waterloo.

There is easy access to the A31 and A331, the latter connecting with the M3 motorway with the national motorway network beyond.

DESCRIPTION: The property is an end of a terrace modern Light Industrial of steel portal frame construction with brick and colour coated profile steel cladding. It is suitable for various purposes falling within Class E and B8. The gross internal floor area extends to:

Ground Floor	117.12 SQ M	(1,261 SQ FT)
Mezzanine Offices	115.49 SQ M	(1,243 SQ FT)
TOTAL	232.61 SQ M	(2,504 SQ FT)

AMENITIES:

- * Heated & Lit with Air Conditioning
- * Three Phase Power
- * WCs on Each Floor and Kitchen
- * Full Height Loading Door
- * Bright, Double Aspect Offices to Mezzanine Floor
- * On Site Parking for Four Cars

TERMS: The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT: £25,000 per annum exclusive.
The property is elected for VAT, which will be applicable to the rent.

RATES: Rateable Value £22,250 payable at 49.9p in the £ (2025/2026)

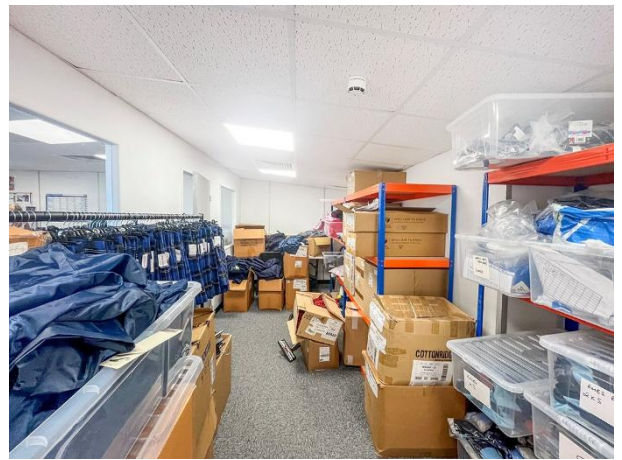
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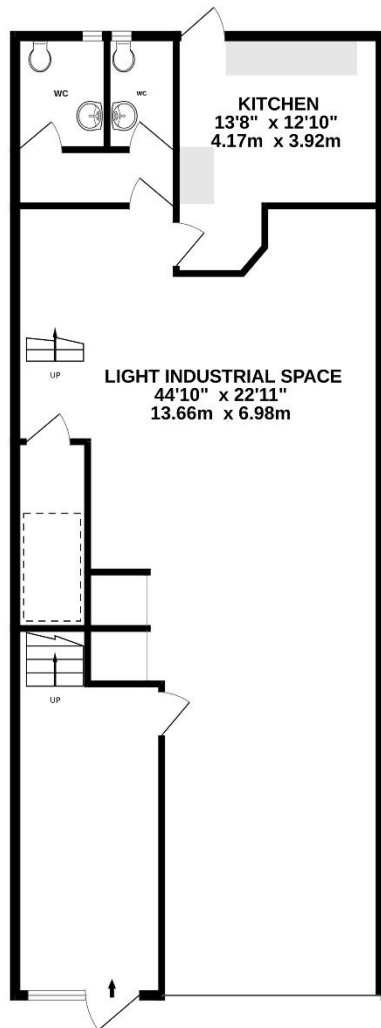
VIEWING: By appointment through Park Steele 01252 717979.

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

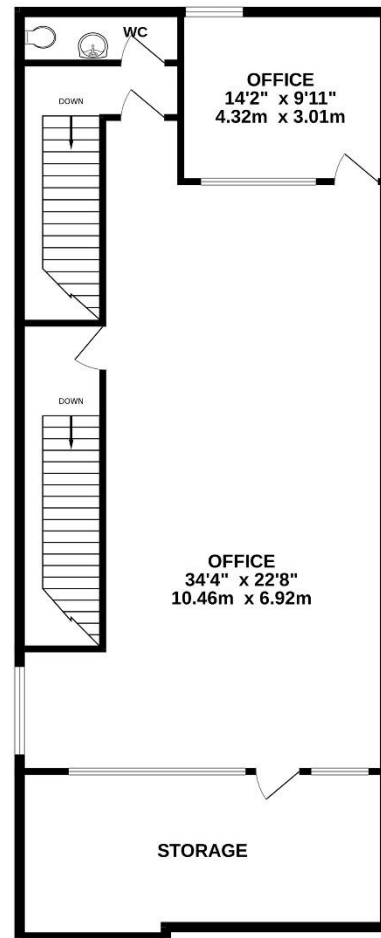
Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.







GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA : 2504 sq.ft. (232.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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