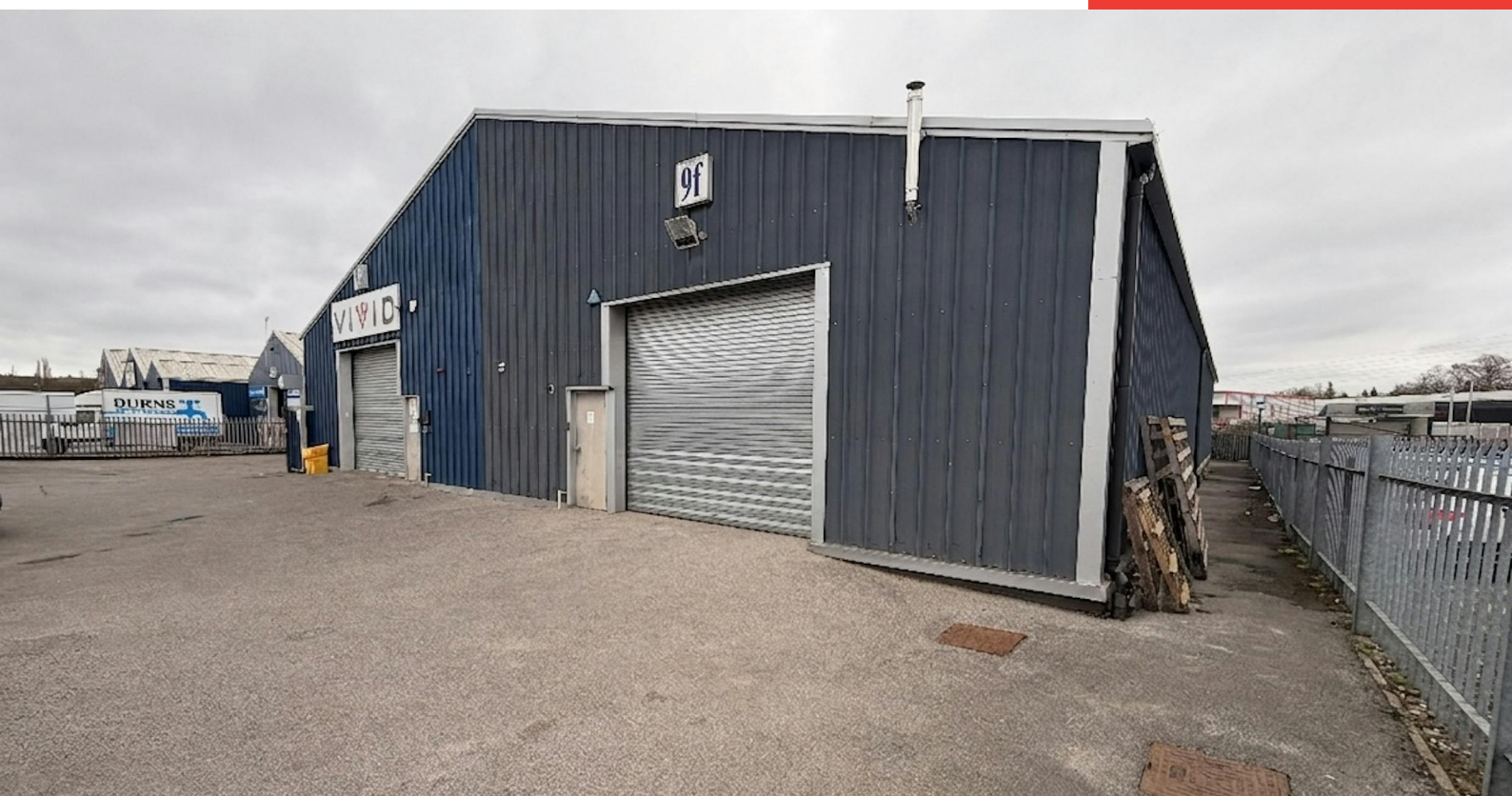




9F Farnham Trading Estate

Farnham, GU9 9NN

Light industrial/warehouse unit

4,400 sq ft

(408.77 sq m)

- Ample parking
- Three phase power
- Rooflights
- LED lighting
- Loading door 3.5m x 4m
- Painted concrete floor
- WC
- Small office

9F Farnham Trading Estate, Farnham, GU9 9NN

Summary

Available Size	4,400 sq ft
Rent	£66,000 per annum
Price	£730,000
Rates Payable	£28,320 per annum
Rateable Value	£59,000
EPC Rating	C (73)

Description

Unit 9F is a modern light industrial/workshop/warehouse unit featuring profile clad elevations beneath a mono pitched roof incorporating rooflights and solar panels. The unit further benefits from an electric roller shutter door, LED lighting, 3-phase power, painted concrete flooring and a small office. The minimum eaves height is 3.35m, rising to a maximum of 6.95m at the apex.

Location

Unit 9F is located on the well-established Farnham Trading Estate, with neighbouring occupiers including Toolstation, Howdens, Kwik Fit, Jewson, Safestore, Honda, Mitsubishi and Sainsbury's.

The A331 is easily accessible providing a direct dual-carriageway route to Junction 45 of the M3, with the A31 providing easy access to Guildford and the A3/M25.

Farnham town centre is within a short distance as is the mainline railway station (Waterloo approx 55 minutes).

Terms

The property is available by way of a long leasehold sale. The building is held on a long lease from Waverley Borough Council, granted in 1988 for a term of 150 years, expiring in 2138. The current ground rent is £950 per annum, subject to review every five years. The long leasehold interest is available at a price of £730,000.

Alternatively, the property is available to let on the basis of a new full repairing and insuring lease, with terms to be agreed, at a quoting rent of £66,000 per annum.

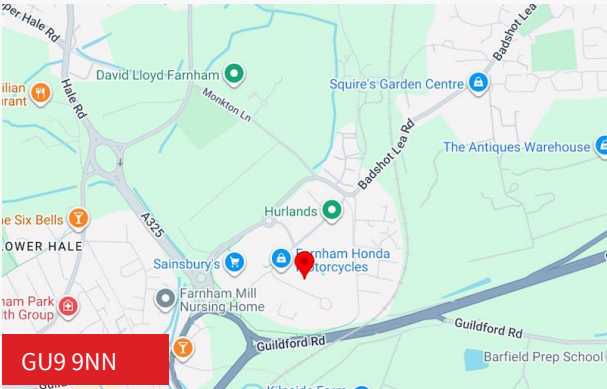
Anti Money Laundering

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.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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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 16/07/2026

