



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

STUDIO/LIGHT INDUSTRIAL /STORAGE
TO LET
NEW LEASE FROM FREEHOLDER



UNIT 2
PARK IRON WORKS
KINGSLEY
GU35 9LY

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.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: Situated on the edge of Kingsley Village, Park Iron Works is an established commercial/industrial location, with convenient access to the A325 with the A3 beyond. Farnham is a short distance to the north and Alton to the North West.

DESCRIPTION: The property comprises a single storey commercial unit suitable for various purposes including workshop, storage and for some leisure purposes. The accommodation provides bright open plan character space with high ceilings and beams.

The gross internal floor area extends to:

Ground Floor	74.92 SQ M (806 SQ FT)
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AMENITIES:

- * Office with Fitted Kitchenette
- * WC Facilities
- * Heated and Lit
- * Internal height 2.24M rising to 4.26M at Apex
- * On Site Parking

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

RENT: £12,000 per annum exclusive. The Premises are not elected for VAT and accordingly this will not be applicable to the rent.

RATES: Rateable Value £6,300 payable at 43.2p in the £ (2026/2027)
Small Business Rates should be available on these premises making them exempt for qualifying occupiers.

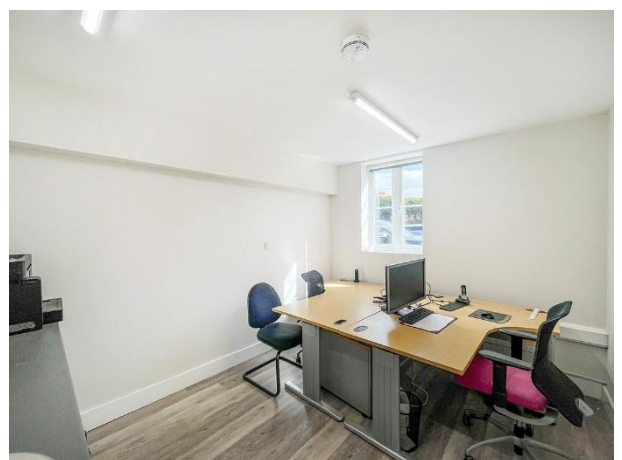
EPC: D 79

VIEWING: **By appointment through Park Steele 01252 717979.**

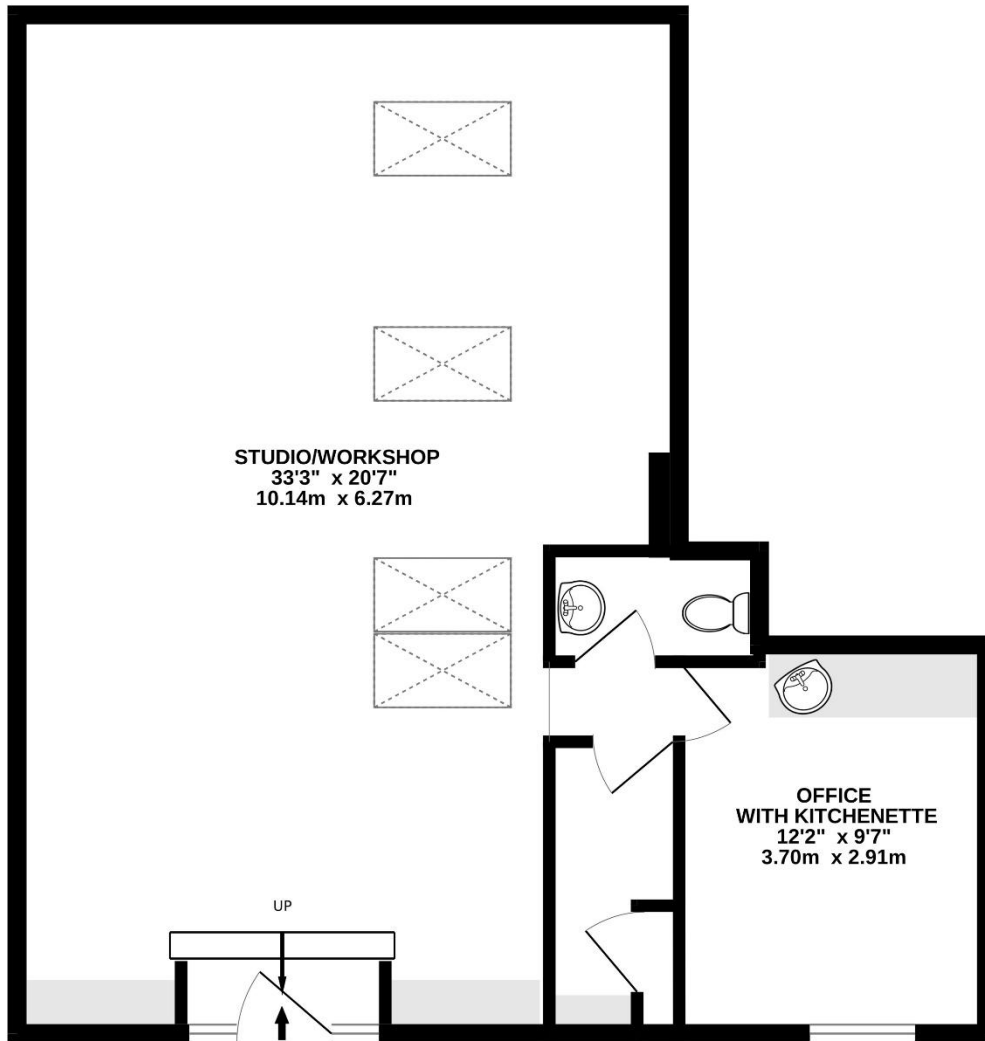
RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

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
806 sq.ft. (74.9 sq.m.) approx.

TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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