



Cedar, Greenhills Rural Enterprise Centre

Tilford Road, Farnham, GU10 2DZ

Rural workshop/warehouse unit

1,292 sq ft

(120.03 sq m)

- Available November 2026
- Attractive rural business park setting
- Parking available
- Three phase power
- Kitchen and 2x WC's
- Electric roller shutter door 3.7m x 4m
- Minimum eaves height 4.2m
- LED strip lights
- On site CCTV

Summary

Available Size	1,292 sq ft
Rent	£22,600 per annum
Rates Payable	£12,636 per annum
Rateable Value	£29,250
Service Charge	£497.80 per annum
EPC Rating	D (83)

Description

Cedar comprises an industrial/warehouse unit with a small ancillary office. The unit benefits from WC and kitchenette facilities and is accessed via an electric roller shutter door.

The unit also benefits from a three-phase power supply, LED strip lighting, and on-site parking.

Location

The property is located on the well-established Greenhills Rural Enterprise Centre, approximately 5 miles from Farnham, situated on the Tilford Road linking Farnham to Hindhead. The A3 is easily accessible providing a fast connection to the M3 via the A331.

Farnham mainline railway station is around a 4-mile drive away offering regular services to London Waterloo with a journey time of approximately 55 minutes.

Terms

The unit is available on the basis of a new effective internally repairing and insuring lease. The rent is exclusive of business rates, utilities, buildings and terrorism insurance recharges, service charge and VAT.

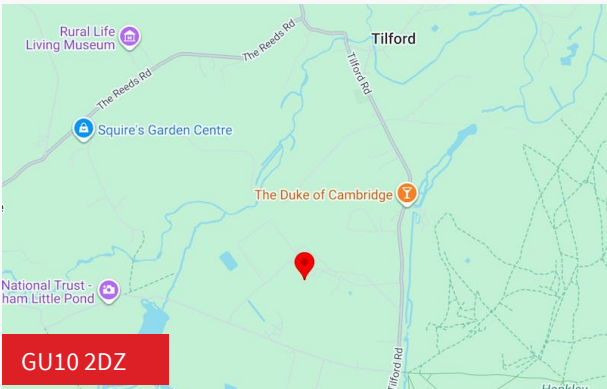
A service charge is levied to cover external building repairs, landscaping, signage, CCTV, common part electricity etc. Further details on request.

Legal Costs

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

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

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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