

# Industrial / Warehouse

TO LET



CURCHOD&CO



## Willow, Greenhills Rural Enterprise Centre

Tilford Road, Farnham, GU10 2DZ

### Rural workshop/warehouse unit

4,390 sq ft

(407.84 sq m)

- Available December 2026
- Attractive rural business park setting
- 7 Parking spaces
- Three phase power
- Ancillary office accommodation with WC and kitchen facilities
- Electric loading door
- Minimum eaves height 3.81 metres, maximum 4.96 metres
- On site CCTV

[curchodandco.com](http://curchodandco.com) | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

|                |                          |
|----------------|--------------------------|
| Available Size | 4,390 sq ft              |
| Rent           | £59,950 per annum        |
| Business Rates | Details upon application |
| Service Charge | £4,518.28 per annum      |
| EPC Rating     | D (97)                   |

Description

Willow comprises an industrial / warehouse unit with ancillary office accommodation and additional mezzanine storage. The accommodation benefits from WC and kitchenette facilities and is accessed via an electric loading door.

The unit also benefits from three-phase power supply 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.

Accommodation

The accommodation comprises the following gross internal floor areas:

| Name                            | sq ft        | sq m          |
|---------------------------------|--------------|---------------|
| Ground - Industrial / Warehouse | 3,699        | 343.65        |
| Mezzanine                       | 691          | 64.20         |
| <b>Total</b>                    | <b>4,390</b> | <b>407.85</b> |

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.

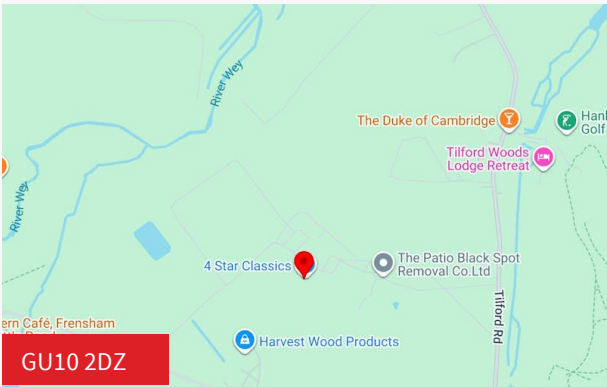
A service charge is levied to cover external building repairs, landscaping, signage, CCTV, common part electricity etc. Further details on request.

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

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

Jack Burghart  
01252 710822 | 07770 477386  
jburghart@curchodandco.com

More properties @ curchodandco.com

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