

Investment, Industrial / Warehouse

FOR SALE



CURCHOD&CO



4 Guildford Road Trading Estate

Farnham, GU9 9PZ

**Detached
industrial/warehouse unit
with offices and mezzanine
storage**

12,090 sq ft

(1,123.20 sq m)

- Rare opportunity to acquire an industrial unit in Farnham
- Of interest to investors or owner occupiers
- 9 allocated car spaces
- Currently part let to NHQ Ltd generating income of £71,824 per annum
- Potential lease back on rear could increase income to £129,000 per annum

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

4 Guildford Road Trading Estate, Farnham, GU9 9PZ

Summary

Available Size	12,090 sq ft
Price	Price on application
Business Rates	TBC
EPC Rating	C (63)

Description

The property comprises a detached industrial/warehouse building incorporating a substantial mezzanine floor providing office accommodation and additional storage space.

Location

The property is situated on the established Guildford Road Trading Estate, half a mile from Farnham town centre and Farnham mainline railway station which provides regular services to London Waterloo with an approximate journey time of 55 minutes.

The A31 dual carriageway is located .25 miles away providing a link to the A3/M25 and also the M3 at Junction 4 via the A331.

Guildford Road Trading Estate is located next door to Farnham retail park where M&S are currently refurbishing and fitting out the former Homebase store to create a large M&S food hall.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Warehouse/Reception	3,114	289.30
Ground - Rear Warehouse	1,958	181.90
Ground - Storage beneath mezzanine	1,992	185.06
1st - Offices	2,946	273.69
1st - Storage Mezzanine	2,080	193.24
Total	12,090	1,123.19

Tenure

Long leasehold for a term of 124 years from 1 November 2016, providing approximately 115 years unexpired. The current ground rent which is reviewed every 5 years is £13,000 per annum.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for their own legal costs incurred in the transaction.

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

Tenancies

Approximately 50% of the building is let to NHQ Limited for a term expiring 30th June 2030 subject to mutual break options. The vendor would like to take a lease back on the vacant rear on similar lease terms. Further information on request.



Viewing & Further Information

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