

# RARELY AVAILABLE – HIGH OFFICE CONTENT MID-TECH INDUSTRIAL/WAREHOUSE UNIT

## TO LET

3,440 ft<sup>2</sup> (319.56 m<sup>2</sup>)

## UNIT 1 BOURNE MILL INDUSTRIAL ESTATE, GUILDFORD ROAD, FARNHAM GU9 9PS



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- ▶ **13 Allocated Parking Spaces**
- ▶ **Loading Bay**
- ▶ **Excellent Access to A31 & A331**
- ▶ **Full Height Warehouse/Industrial Area**

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## LOCATION

Farnham is situated in the North West of Surrey. Bourne Mill Industrial Estate backs onto the A31 Farnham Bypass, with access via the Shepherd & Flock roundabout, offering fast access to Guildford via the A3. The A331 Blackwater Relief Road is approximately 2 miles away serving the M3(J4) at Camberley.

Farnham Town Centre offers a comprehensive character shopping centre with many major retailers including Boots and Robert Dyas. For out of town shopping there is Sainsbury's Superstore, Halfords and Pets at Home all within 0.5 mile of the premises.

## DESCRIPTION

A semi-detached Mid-Tech industrial unit built of steel portal frame under cladding constructed in 1988. Internally the unit benefits from two storey offices with reception area and toilets. The warehouse is full height with loading via a 4.5 metre wide loading door.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) on a Gross Internal basis.

Industrial/Warehouse Area	1,716 ft <sup>2</sup>	159.48 m <sup>2</sup>
Ground Floor Offices	862 ft <sup>2</sup>	80.04 m <sup>2</sup>
First Floor Offices	862 ft <sup>2</sup>	80.04 m <sup>2</sup>
<b>Total Area</b>	<b>3,440 ft<sup>2</sup></b>	<b>319.56 m<sup>2</sup></b>

## MEZZANINE FLOOR

The current tenants have fitted a mezzanine floor of approximately 365 ft<sup>2</sup> to the rear of the warehouse area, this floor can possibly stay subject to agreement by the tenant and the Landlord.

## AMENITIES

- 13 allocated parking spaces
- Loading Bay
- High percentage open plan office content
- Loading door
- Full height Warehouse/Industrial Area
- Gas heating to offices
- Toilet facilities
- Excellent access to the A31 and A331
- A short drive to the Town Centre

**LEASE TERMS** The unit is available by way of a new Full Repairing and Insuring Lease with length of term by agreement.

**RENT** £28,000 per annum exclusive of VAT and all other outgoings.

**SERVICE CHARGE** Annual service charge is £2,296.88 plus VAT per annum, which includes landscaping, insurance, cleaning of gutters etc.

**BUSINESS RATES** For further information on application.

## VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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## REF

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