

OFFICE/HI-TECH BUILDING WITH POTENTIAL TO FORM STORAGE SPACE IF REQUIRED or ALTERNATIVE USES INCLUDING TRADE COUNTER/LEISURE/D1 (SUBJECT TO PLANNING)

FOR SALE OR TO LET

6,875 ft² (638.80 m²)

UNIT 3 BOURNE MILL INDUSTRIAL ESTATE, GUILDFORD ROAD, FARNHAM GU9 9PS



- ▶ **14 Allocated Parking Spaces**
- ▶ **Loading Door & Bay**
- ▶ **Excellent Access to A31 & A331**
- ▶ **Air Cooling**
- ▶ **Gas heating to Offices**
- ▶ **Toilet Facilities**
- ▶ **A Short Drive to the Town Centre**



commercial property consultants

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Bourne Mill Industrial Estate backs onto the A31 Farnham Bypass, with access via the Shepherd & Flock roundabout to Guildford via the A3. The A331 Blackwater Valley Relief Road is approximately two miles linking Farnham to the M3 (J4) at Camberley.

Out of town retail facilities on the Farnham Retail Park are less than five minutes' drive from the property and, in addition, Sainsbury's have a large store within half a mile of Bourne Mill Industrial Estate.

DESCRIPTION

The property comprises a semi-detached office building of steel portal frame construction with profile clad elevations. We understand that the Unit was constructed in 1988.

ACCOMMODATION

Approximate Gross Internal Floor Area:

| | | |
|----------------------|-----------------------------|-------------------------------|
| Ground Floor Offices | 3,507 ft ² | (325.81 m ²) |
| First Floor Offices | 3,368 ft ² | (312.90 m ²) |
| Total Area | 6,875 ft² | (638.71 m²) |

In accordance with the RICS Code of Measuring Practice for Offices we also show below the net useable area of the whole building.

The net internal area comprises approximately 6,065 ft² (563.46m²) and there is in addition a small store providing 157 ft² (14.59m²).

FOR SALE

The ground lease is for sale for £485,000, the term is for 125 years from 01 July 1988 subject to five yearly rent reviews. We are advised that the current rent is £3,300 per annum exclusive.

TO LET

Available on a new full repairing and insuring lease with length of term by negotiation, at an annual rent of £47,500 exclusive of all other outgoings.

SERVICE CHARGE

The annual service charge includes landscaping, insurance for the common parts of the estate, cleaning of gutters, etc. Details upon application.

BUSINESS RATES

We are advised that the rateable value is £85,000, which equates to rates payable of approximately £35,190 (UBR 2010/11 is 41.4p in the pound). We advise interested parties to seek confirmation of these figures with Waverley Borough Council 01483 523333.

VIEWING

Strictly by appointment with the **Sole Agent:**

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