

# LIGHT INDUSTRIAL/STORAGE UNIT

## TO LET

1,200 sq ft (111.48 sq m)

### UNIT 4, RIVERSIDE INDUSTRIAL PARK, DOGFLUD WAY, FARNHAM, SURREY, GU9 7UG

Rent - £21,000 per annum inclusive



commercial property consultants

Little Dockray  
2 St Georges Yard  
Farnham  
Surrey  
GU9 7LW

T: 01252 710744  
F: 01252 712748

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[sales@clareandcompany.co.uk](mailto:sales@clareandcompany.co.uk)

Farnborough Office  
T: 01252 415900

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Regulated by RICS

- ▶ Self contained unit
- ▶ Roller shutter loading door
- ▶ Office facilities
- ▶ Three phase power
- ▶ Gas fired radiator heating
- ▶ Recessed lighting
- ▶ Parking



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# **UNIT 4, RIVERSIDE INDUSTRIAL PARK, DOGFLUD WAY, FARNHAM, SURREY, GU9 7UG**

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## **LOCATION**

Riverside Industrial Park is a small development of business units on the edge of Farnham town centre, within easy walking distance of the town's retail facilities and main line station.

Access to the A31 and Blackwater Valley Road, which both provide links to the M3 and M25, are easily accessible via the Shepherd & Flock roundabout.

## **DESCRIPTION**

The property comprises a self contained workshop/warehouse with good access facilities on a development of similar properties on the established Riverside Industrial Park.

## **ACCOMMODATION**

Ground floor gross internal area 1,200 sq ft (111.48 sq m).

## **LEASE**

A new lease is available for a term by arrangement.

## **RENT**

£21,000 per annum inclusive of business rates, management and insurance.

## **RENT DEPOSIT**

A three month rent deposit is required by the landlord.

## **POSSESSION**

Upon completion of legal formalities.

## **LEGAL COSTS**

Each party is to be responsible for its own legal costs.

## **VIEWING**

Strictly by appointment with the Sole Agents, Clare & Co:

**01252 710744 / [sales@clareandcompany.co.uk](mailto:sales@clareandcompany.co.uk)**

## **REF NO**

I/47/15/12/11

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