

BUSINESS UNITS

LONG LEASEHOLDS FOR SALE

5,284 sq ft (490.90 sq m)

UNITS 6 & 7, RIVERSIDE BUSINESS PARK, DOGFLUD WAY, FARNHAM, SURREY, GU9 7UG

Price Reduced - £400,000



- ▶ Well appointed offices
- ▶ Loading doors
- ▶ Part air conditioned
- ▶ Kitchenette and WC facilities
- ▶ Board room facilities
- ▶ Showroom, office and storage facilities
- ▶ On site parking
- ▶ Part income producing



commercial property consultants

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Property Management

Investments

Land



Regulated by RICS

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LOCATION

Riverside Business 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 premises comprise modern business units with profile clad and brick elevations under pitched roofs.

ACCOMMODATION

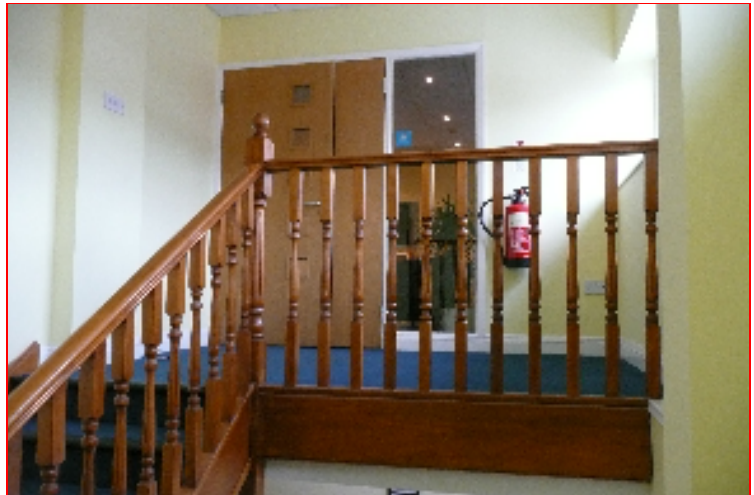
Ground floor 2,894 sq ft (268.86 sq m)
First floor 2,389 sq ft (221.95 sq m)
5,283 sq ft (490.81 sq m)

LONG LEASEHOLD INTERESTS

The long leasehold interests are for sale
Full details on application.

INCOME

Part of the first floor has been let.
Full details on application.



PRICE REDUCED

£400,000.

BUSINESS RATES

We are advised by the Local Authority that the Rateable Value is £62,950 (Standard UBR 2011/12 – 43.3p in the £).

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

REF NO

O/I/111/6/7/11

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