



## Unit D The Factory

Cron dall Lane, Farnham, GU10 5DW

## Industrial / warehouse unit

4,265 sq ft

(396.23 sq m)

- 6 Parking spaces
- Three phase power
- Flexible lease terms available
- Suitable for a variety of uses
- Industrial oil fired space heater
- Attractive rural location
- 2 loading doors

## Summary

Available Size	4,265 sq ft
Rent	£35,500.00 per annum
Rates Payable	£16,092.75 per annum
Rateable Value	£32,250
Service Charge	£2.15 per sq ft Fixed service charge subject to annual increase in line with RPI
EPC Rating	D (81)

## Description

Unit D is part of an industrial warehouse complex comprising of 10 separate units.

Unit D comprises a warehouse/industrial unit with office/storage to the first floor. The unit has access to the warehouse via two loading doors and benefits from concrete flooring, LED strip lighting, 2 WC's and a kitchenette.

The unit has the benefit of 6 allocated parking spaces within the complex.

## Location

The unit is situated within an industrial complex on Crondall Lane opposite Dippenhall Road. The complex is in a rural location just 2 miles from Farnham town centre.

Farnham is served by a mainline railway station providing direct access to London Waterloo (journey time 53 minutes). Farnham is located 12 miles west of Guildford, 16 miles east of Basingstoke and south west of the Blackwater Valley towns of Farnborough and Camberley.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	3,707	344.39
1st - Offices	304	28.24
1st - Storage	254	23.60
<b>Total</b>	<b>4,265</b>	<b>396.23</b>

## Terms

The unit is available to let on a new flexible internal repairing lease for a term to be agreed. The rent is exclusive of building insurance, service charge, utilities and VAT.

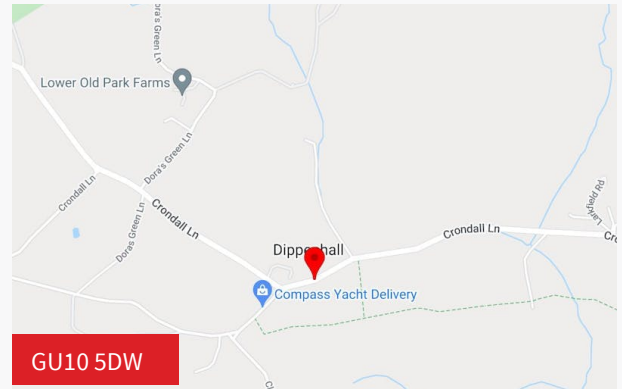
## Legal Costs

Each side to be responsible for the payment of their own legal fees incurred in the letting.

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

## Anti-Money Laundering

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



## Viewing & Further Information

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