

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



1 Bentley Industrial Centre

Trimming Close, Bentley, Farnham, GU10 5NJ

Light industrial unit

946 sq ft

(87.89 sq m)

- Potential for roller shutter/loading door to be installed
- Unit should qualify for 100% rates relief
- Three phase power
- Air conditioning
- On site parking
- Intruder alarm
- External courtyard
- Close proximity to local amenities within Bentley village

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

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Summary

Available Size	946 sq ft
Rent	£15,000 per annum
Rates Payable	£4,241.50 per annum The unit should qualify for full rates relief. Further details can be provided by the Local Authority
Rateable Value	£8,500
Service Charge	£1,200 per annum
EPC Rating	B (33)

Description

The unit comprises a light industrial unit of brick and steel frame construction. Internally the unit is carpeted throughout with strip lighting and air conditioning. The unit benefits from an intruder alarm and network points/cabling which could be utilised. There is a WC and a kitchen area to the rear along with a mezzanine floor which is suitable for additional storage/office.

There is potential for a loading door to be installed, further details on application.

The unit has the sole use of a small external courtyard and comes with 2 parking spaces.

Location

The unit is situated in Bentley which is a picturesque, rural village. Bentley offers a range of amenities, these include a village shop, a post office, a pub, and a village hall.

The property is approximately 1 mile from Bentley mainline railway station (London Waterloo approximately 1 hour) and approximately 4 miles south of Farnham with the A31 trunk road linking directly to the Blackwater Valley Relief Road (A331) which in turn provides fast and easy access to the M3 at Camberley.

Accommodation

The accommodation comprises the following areas measured on a gross internal area basis:-

Name	sq ft	sq m
Ground - Light industrial	589	54.72
1st - Mezzanine	357	33.17
Total	946	87.89

Legal Costs

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

Terms

A new lease is available for a term to be agreed. The rent is quoted exclusive of business rates, building insurance, service charge and VAT (if applicable).

Anti Money Laundering

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



Viewing & Further Information

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