



Unit C Grovebell Industrial Estate

Wrecclesham Road, Wrecclesham, Nr, Farnham, GU10 4PL

Refurbished Industrial/Warehouse Unit

2,669 sq ft

(247.96 sq m)

- 7 Car Parking Spaces
- Minimum Eaves 6m
- Established Location
- Three Phase Power
- Air Conditioned Offices
- Newly refurbished and ready for occupation

Summary

Available Size	2,669 sq ft
Rent	£15.50 per sq ft
Rates Payable	£15,968 per annum
Rateable Value	£32,000
EPC Rating	D (84)

Description

The subject property is of steel portal frame construction with blockwork to lower level and profile cladding above. The warehouse area has a minimum height of 6 metres rising to 7 metres. There is an office at ground floor with additional office above. The property benefits from 7 car parking spaces as well as a loading area for larger vehicles. The unit has recently been refurbished to a high specification.

Location

The property is situated on the established Grovebell Estate in Wrecclesham. Nearby occupiers include Co-op, Screwfix and London Stone.

The Estate is well situated within easy reach of the A31 Guildford to Winchester Road which in turn is linked to the M3 and A3(M) which can also be reached via the A325 from the south. The extensive town centre facilities and the mainline railway station (Waterloo approx. 55 mins) are both within easy reach.

Terms

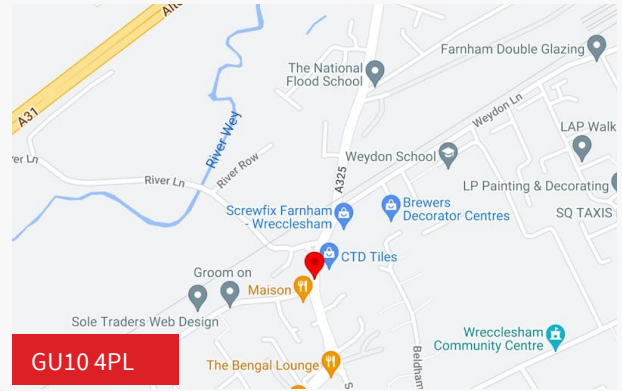
A new lease is available from the landlord for a term to be agreed. The rent is exclusive of VAT, service charge, insurance and business rates. Further details on enquiry.

Legal Costs

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

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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