

INDUSTRIAL UNIT

FOR SALE / TO LET **** REDUCED PRICE ****

4,600 sq ft (427.35 sq m)

**UNIT 11, RIVERSIDE PARK INDUSTRIAL ESTATE,
DOGFLUD WAY, FARNHAM, SURREY, GU9 7UG**

Price - £425,000 for the long leasehold interest

Rent - £38,000 per annum exclusive



- ▶ Workshop & Offices
- ▶ Three phase power
- ▶ Loading door
- ▶ Dedicated parking spaces
- ▶ Kitchen & lavatory facilities
- ▶ Customer parking



commercial property consultants

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Regulated by RICS

UNIT 11, RIVERSIDE PARK INDUSTRIAL ESTATE, DOGFLUD WAY, FARNHAM, SURREY, GU9 7UG

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 an end of terraced self-contained industrial unit with brick and profile clad elevations under a pitched roof in a terrace of similar properties on the established Riverside Industrial Park.

ACCOMMODATION

The gross internal floor area is as follows:-

Ground floor	3,236 sq ft	(300.63 sq m)
First floor	1,364 sq ft	(126.72 sq m)
	4,600 sq ft	(427.35 sq m)

LEASE

The lease is for a term of 125 years from 24 June 1984 on a full repairing and insuring basis at a peppercorn. Alternatively a new occupational lease is available for a term by arrangement.

****REDUCED PRICE****

£425,000 for the long leasehold interest.

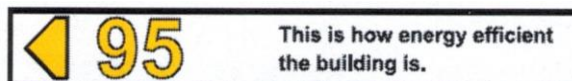
RENT

£38,000 per annum exclusive.

BUSINESS RATES

We are advised by the Local Authority that the Rateable Value is £31,500 (Standard UBR 2016/17 – 49.7p in the £).

EPC RATING



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

REF NO: O/1/75/14/4/16

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