



COMING SOON

## 3A Farnham Trading Estate

Farnham, GU9 9NN

**Under Refurbishment -  
Practical Completion March  
2024**

**21,980 sq ft**

(2,042.01 sq m)

- To be comprehensively refurbished
- Prominent position with trade counter/retail STP
- Target EPC - A
- Solar panels
- Opposite Sainsbury's and close to Howden's, Kwik Fit, Jewson's, Volvo, Screwfix etc
- Self contained secure 0.26 acre yard and parking
- 6m eaves
- Two loading doors

# 3A Farnham Trading Estate, Farnham, GU9 9NN

## Summary

Available Size	21,980 sq ft
Rates Payable	£101,376 per annum
Rateable Value	£198,000
EPC Rating	Upon enquiry

## Description

The unit is arranged on a rectangular site of approximately 1 acre and comprises an warehouse/industrial unit with two storey offices to the front, separate car parking and a dedicated yard of approximately 30 metres depth at the rear.

The Landlord is currently refurbishing the unit to a very high specification to include:-

- New roof
- Solar panels
- Cladding
- Windows
- Two loading doors
- Cat A open plan office with air conditioning, LED lighting and skirting trunking etc
- Reception/entrance area
- Shower & WC's
- Secure self contained yard

## Location

The unit is located in a prominent situation at the entrance to the well established Farnham Trading Estate, being opposite the Sainsbury's Superstore and fronting the busy B3208 which leads to Aldershot.

The Trading Estate immediately adjoins the A325/A31 which provides easy access to the Blackwater Valley Route (A331) thus providing a dual carriageway link from the A31 to Junction 4 of the M3 at Frimley. Excellent road communications also exist to the A3 and the M25, with both Heathrow and Gatwick Airports within an hours drive time.

Farnham mainline railway station provides a frequent service to London, Waterloo with an average travel time of 55 minutes.

## Terms

The unit is available on the basis of a new full repairing and insuring lease for a term to be agreed.

## 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.

## Legal Costs/VAT

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.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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