

Business Units, Office, Industrial / Warehouse

FOR SALE



CURCHOD&CO

INCORPORATING LONDON CLANCY



RARE FREEHOLD OPPORTUNITY

3 Riverside Business Park

Dogflud Way, Farnham, GU9 7SS

High-tech business unit

1,941 sq ft

(180.32 sq m)

- Rare freehold opportunity
- Situated on established Riverside Business Park
- Close proximity to Farnham Town Centre
- Three phase power
- 1st floor offices with staff welfare facilities
- Full height loading door could be reinstated

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	1,941 sq ft
Price	£388,500.00
Rates Payable	£10,479 per annum
Rateable Value	£21,000
Service Charge	£420 per annum
EPC Rating	D

Accommodation

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

Name	sq ft	sq m
Ground - Light industrial	882	81.94
1st - Office	1,059	98.38
Total	1,941	180.32

Description

3 Riverside Business Park comprises a mid-terrace, 2-storey self-contained business unit of brick/block construction with profile metal cladding. Internally the property comprises a storage/production area with offices to the 1st floor benefiting from suspended ceilings, strip lighting, 3 phase power, WC facilities to both floors and a kitchen to the 1st floor. The 1st floor has been extended by way of a mezzanine floor.

The property benefits from loading/parking directly out front with 2 additional allocated spaces.

Location

The property is situated on the established Riverside Industrial Estate development which is conveniently located within walking distance to the town centre, with easy access to the surrounding major road networks (A31/A325). The Blackwater Valley Route is easily accessible providing direct dual carriageway access to Junction 4 of the M3 at Frimley. The A31 provides fast dual carriageway access to Guildford and the A3/M25.

Terms

We are instructed to market the building on the basis of a freehold sale at a quoting price of £388,500 for the freehold interest.

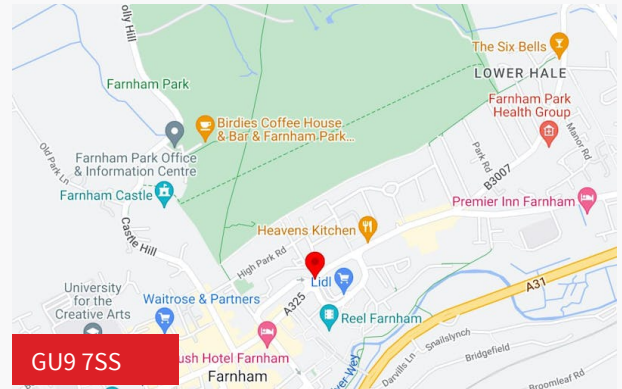
Legal Costs

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

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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