

# Industrial / Warehouse

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY



## Unit B The Factory

Cron dall Lane, Dippenhall, Farnham, GU10 5DW

## Industrial/warehouse unit

1,706 sq ft

(158.49 sq m)

- Attractive rural location
- Industrial oil fired space heater
- LED lighting
- On site parking
- Three phase power

[curchodandco.com](http://curchodandco.com) | 01252 710822

Chartered surveyors, land property & construction consultants

## Summary

Available Size	1,706 sq ft
Rent	£17,500.00 per annum
Rates Payable	£7,110.75 per annum The unit should qualify for partial rates relief. Further information can be provided by the Local Authority
Rateable Value	£14,250
Service Charge	£4,528.77 per annum Fixed service charge subject to annual increase in line with RPI
EPC Rating	C (65)

## Description

Unit B is part of an industrial warehouse complex comprising of 10 units. The unit is mainly open plan with a solid floor and LED lighting throughout. The unit benefits from three phase power, 2 WC's and access to the warehouse via a loading door. The unit comes with 4 allocated parking spaces.

## Location

The unit is situated within an industrial complex on Crondall Lane opposite Dippenhall Road. The complex is in a rural location just 2 miles from Farnham town centre.

Farnham is served by a mainline railway station providing direct access to London Waterloo (journey time 53 minutes). Farnham is located 12 miles west of Guildford, 16 miles east of Basingstoke and south west of the Blackwater Valley towns of Farnborough and Camberley.

## Terms

The unit is available to let on a new flexible lease for a term to be agreed. The rent is exclusive of building insurance, utilities, VAT and service charge which is levied to cover the maintenance of the car parking and external areas

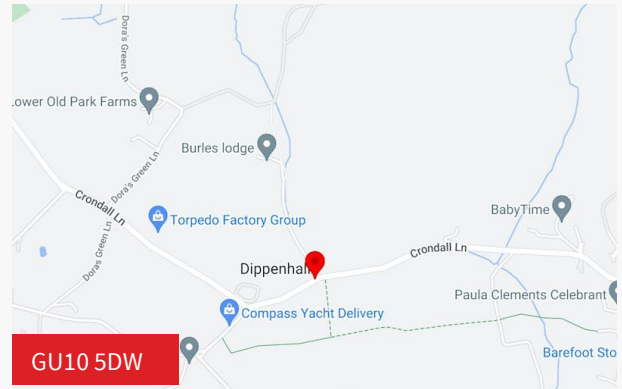
## Legal Costs

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.

## 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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