

PROPERTY DETAILS

WAREHOUSE / OFFICE / BUSINESS SPACE TO LET

Location:	FARNHAM, SURREY
Property:	4 Riverside Industrial Park, Dogflud Way, GU9 4UG
Size:	1,080 Sq Ft (100 Sq M)



Key Features

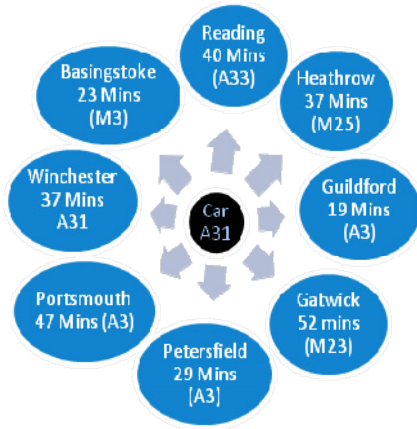
- Suitable for a range of business uses
- Town centre location
- Loading door and parking
- Central heating
- Networked pc / voice communications.
- Suspended ceilings

CHARTERED SURVEYORS AND PROPERTY CONSULTANTS

Ryjas House
 Upper Bourne Lane
 Farnham
 Surrey GU10 4RG
 T. 01252 794144
 F. 01252 794166
 E. info@traynorryan.com
www.traynorryan.com



Location



- Surrey / Hampshire borders
- Historic affluent market town
- Commuter belt
- Local population 35,000
- District population 600,000 within 20 km
- Town Centre location
- Established business location
- Traditional market town retail facilities
- Independent and multiple restaurants and leisure
- London Waterloo 57 minutes every half hour
- Connecting to Gatwick and Reading

Description

Ground floor of a mid terrace business unit, superbly presented and flexible business space suitable for a range of uses including storage, warehouse, office, trade showroom / semi retail, fitness studio with full loading access, central heating and office specification with 2.6 m clear head height.

- Ceramic tiled reception area
- Dry lined & emulsioned office / showroom warehouse area
- Suspended ceiling with integral lighting
- Fully tiled, ceramic WC and sanitary facilities
- Networked ethernet & Voice communications
- CCTV & wireless entry phone to gated
- Alarmed

Floor Areas (GIA)

Ground Floor: 1,080 sq ft (100 sq m)

Car Parking

Car parking and loading is available with the property.

Lease

A new flexible lease FRI is available on terms to be agreed, outside the security of tenure provisions of the Landlord and Tenant Act.

Rent

£10, 800 per annum exclusive of all other outgoings (and VAT if applicable)

Business Rates

Included in Outgoings

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, water rates, cleaning, maintenance and refuse charges etc.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

Costs

All legal costs to be borne by the ingoing tenant.

TRAYNOR RYAN

01252 794144

www.traynorryan.com

Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded.
Finance Act: All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract.