

# 4 MONKTON PARK

FARNHAM GU9 9PA

TO A3, GUILDFORD & M25 J10

TO FARNHAM TOWN CENTRE

A31 GUILDFORD RD

MONKTON PARK

TO LET

DETACHED WAREHOUSE/  
TRADE UNIT

8,697 SQ FT

TO BE REFURBISHED

1



2



3



4



5



6



7



8



9



10



11



# KEY FEATURES



20 parking spaces



5.75m eaves height rising to 6.60m at the apex



Yard/parking area



Established trade and industrial estate



Electric loading door



3 phase power



First floor offices



To be refurbished



To be refurbished



To be refurbished

## DESCRIPTION

A detached warehouse/trade unit with first floor offices. The warehouse has 5.75m minimum eaves rising to 6.60m at the apex, three phase power and electrically operated loading door. Externally the property has a yard/parking area which can accommodate 20 car parking spaces. The unit is due to be comprehensively refurbished.

## EPC

Upon enquiry.

## TERMS

A new lease is available directly from the landlord for a term to be agreed.



To be refurbished

## LOCATION

The Monkton Park Estate, which sits within the established Farnham Trading Estate, comprises 5 self-contained industrial/warehouse units, ranging in size from approximately 6,000 - 10,000 sq ft. The estate itself is self-contained with good loading and ample parking. Each unit benefits from purpose built first floor offices, WC's and full height loading doors. Monkton Park is arguably the highest quality multi-let industrial and trade estate in Farnham.

Local occupiers include: Toolstation, Howdens, Kwik Fit, Jewson, Safestore, Honda, Mitsubishi and Sainsburys.

## RATES

The unit has a rateable value of £84,500 with a rates payable of £43,264 pa.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

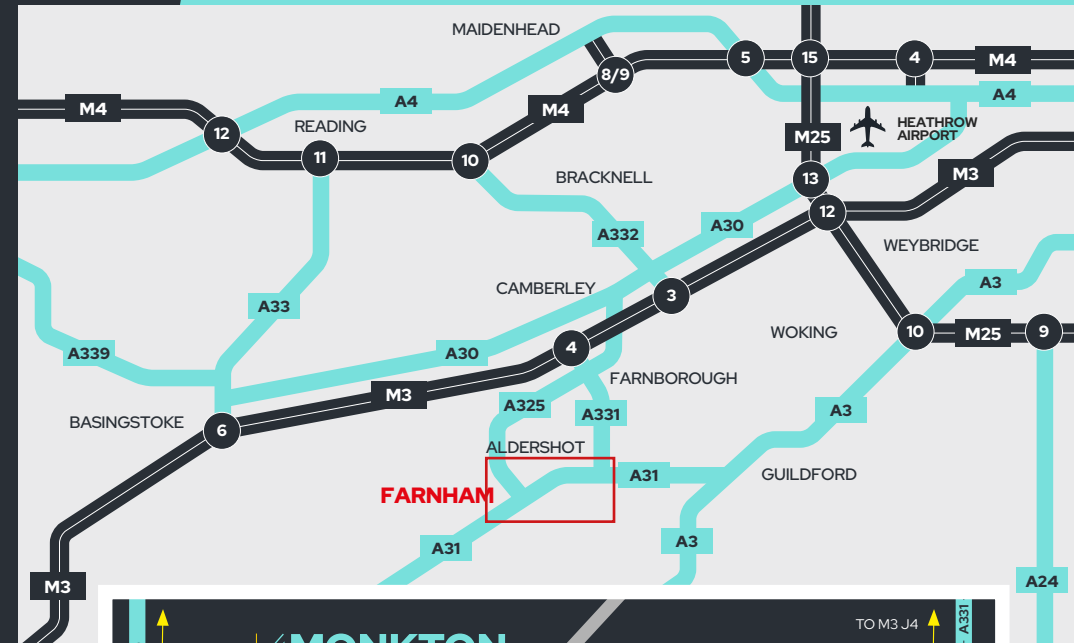
## VAT

The property is elected for VAT.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by agents, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. May 2024.

FARNHAM  
GU9 9PA

MONKTON  
PARK



## VIEWINGS & FURTHER INFORMATION

Strictly via the joint agents.



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