



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

***NEW LIGHT INDUSTRIAL/WAREHOUSE UNIT
Including Some Motor Trade Uses***



**UNIT 20
HURSTFOLD INDUSTRIAL ESTATE
FERNHURST
GU27 3JG**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: The property enjoys a rural location on the edge of Fernhurst with good road connections including access to the A3, which runs between Portsmouth and London with connections to the M27 and the M25 with the national motorway network beyond.

The mainline station at Haslemere provides a regular fast service to London on the Portsmouth to Waterloo line.

The A31 links with the A3 and the M3 with the national motorway network beyond. The A325 also connects directly to the A3 to the south.

DESCRIPTION: The property comprises a new end-terrace light industrial/warehouse unit of steel portal frame construction with insulated cladding elevations and roof, the latter incorporating translucent roof light panels.

GROUND FLOOR 94.83 SQ M (1,021 SQ FT)

- AMENITIES:**
- * Electric Roller Loading Door (3.20M wide)
 - * Three Phase Power
 - * Minimum Eaves 3.54M rising to 4.58M
 - * WC & Kitchen Facilities
 - * On Site Parking

TERMS: The property is available by way of a new Full Repairing and Insuring Lease for a period to be agreed.

RENT: £17,500 per annum exclusive
The property is elected for VAT and accordingly this will be payable upon the Rent.

RATES: Rateable Value is to be assessed. Rates payable at 49.9p in the £ (2024/2025)
Some Small Business Rates Relief may be available for qualifying occupiers.

EPC: C 52

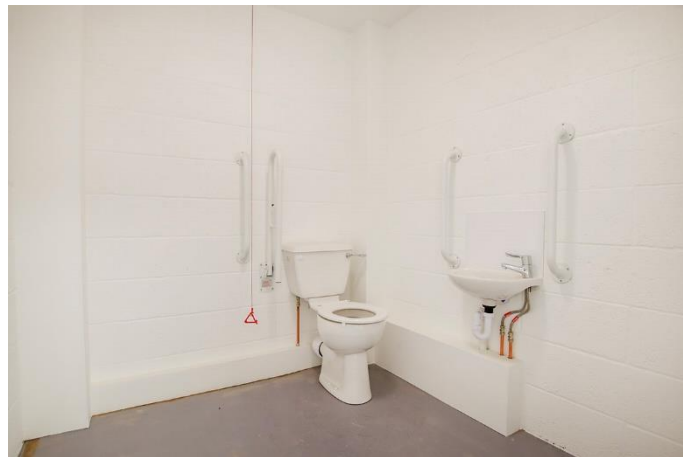
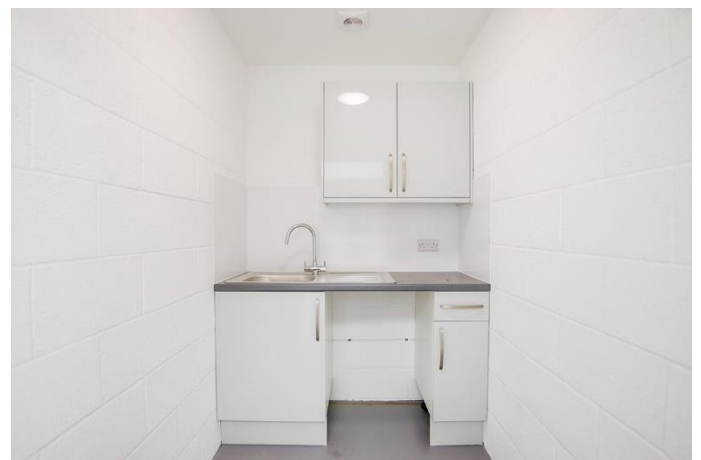
VIEWING: By appointment through sole agents

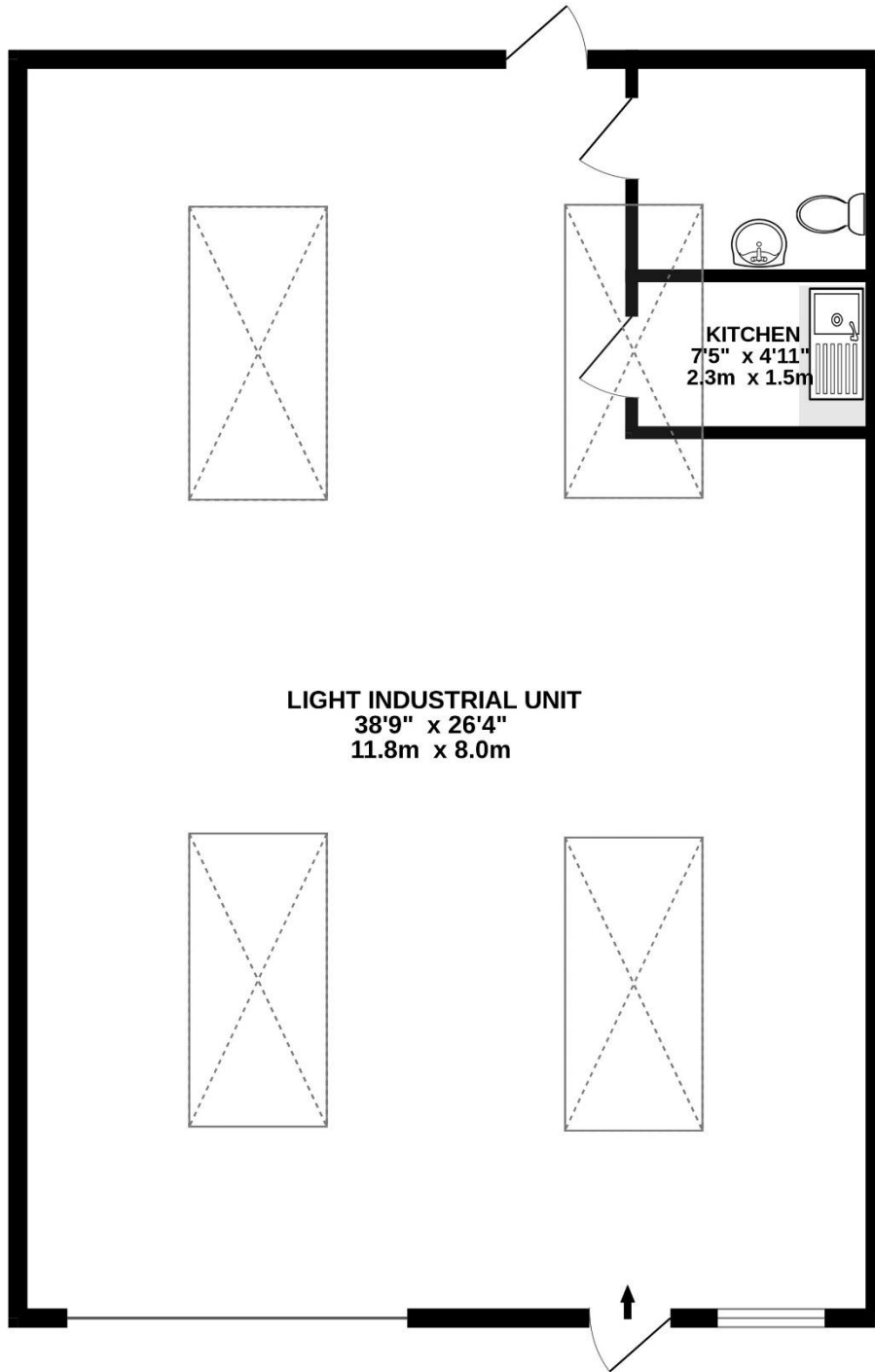
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Owen Isherwood
01483 300176

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





LIGHT INDUSTRIAL UNIT
38'9" x 26'4"
11.8m x 8.0m

GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.

TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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