

UNIT 1 Three Hurlands Close



Farnham Trading Estate
Farnham | GU9 9PL

FOR SALE 57,600 sq ft (5,351 sq m)
WAREHOUSE/PRODUCTION HQ TO LET or FOR SALE WITH VACANT POSSESSION
Planning consent obtained for 43,000 sq ft mezzanine floor to provide a total of up to 100,000 sq ft (9,290 sq m)

UNIT 1 Three Hurlands Close

Well Located warehouse/production unit suitable for B1, B2 and B8 uses

- 3.4 acre site
- Planning consent for mezzanine floor of circa 43,000 sq ft to main warehouse
- Secure yard with a max depth of 65m
- Min 6m eaves to warehouse
- 600 KVA
- 3 level loading doors with potential to add more
- Ample Parking
- 6 car EV charging points





TRAVEL DISTANCES



By Road

Farnham town centre	1.5 miles
Junction 4 M3 Motorway	8 miles
M25 junction at A3	18 miles
Portsmouth	37 miles
Southampton	40 miles

Stations

Farnham	1.5 miles
Farnborough	6 miles
Guildford	9 miles

Airports

Farnborough	5.5 miles
Heathrow	27 miles
Gatwick	43 miles



LOCATION

The property is located within Farnham Trading estate which is Farnham's principal industrial estate. There is a large Sainsbury's supermarket and Starbucks within a short walk.

Farnham town centre and all its shopping and leisure amenities are within 1 mile.



The estate has excellent accessibility from the A31 Hogs Back which offers a direct route to the South Coast and the A3. The nearby A331 provides a direct dual carriageway link to Junction 4 of the M3 Motorway.





FARNHAM

HOMEbase



halfords

FARNHAM TOWN CENTRE



UNIT 1
Three Hurlands
Close

A31 TO WINCHESTER/M3

A31 TO A3 M3 & M25

A325 TO M3

Sainsbury's



safestore

JEWSON

uvex

TOOLSTATION

SCREWFIX

KINETROL





DESCRIPTION

Unit 1, 3 Hurlands Close is a self contained industrial/warehouse building on a secure 3.4 acre site.

The front (northern) elevation of the building is fully glazed with offices at ground and first floor level. The industrial/warehouse element is at the rear of the building and is accessed externally via the western elevation with its 3 level access loading doors. Planning consent has been obtained for a mezzanine floor of up to 43,000 sq ft to be erected within the main warehouse area.

There is a private parking area to the front of the property and separate car and lorry parking within the secure yard area which has its own separate access.

AREAS

ACCOMMODATION	SQ FT	SQ M
GROUND - WAREHOUSE/INDUSTRIAL	46,000	4,273
GROUND - OFFICES/ANCILLARY	6,000	557
1ST - OFFICES/ANCILLARY	5,600	520
TOTAL	57,600	5,350

All floors areas are approximate gross internal areas.



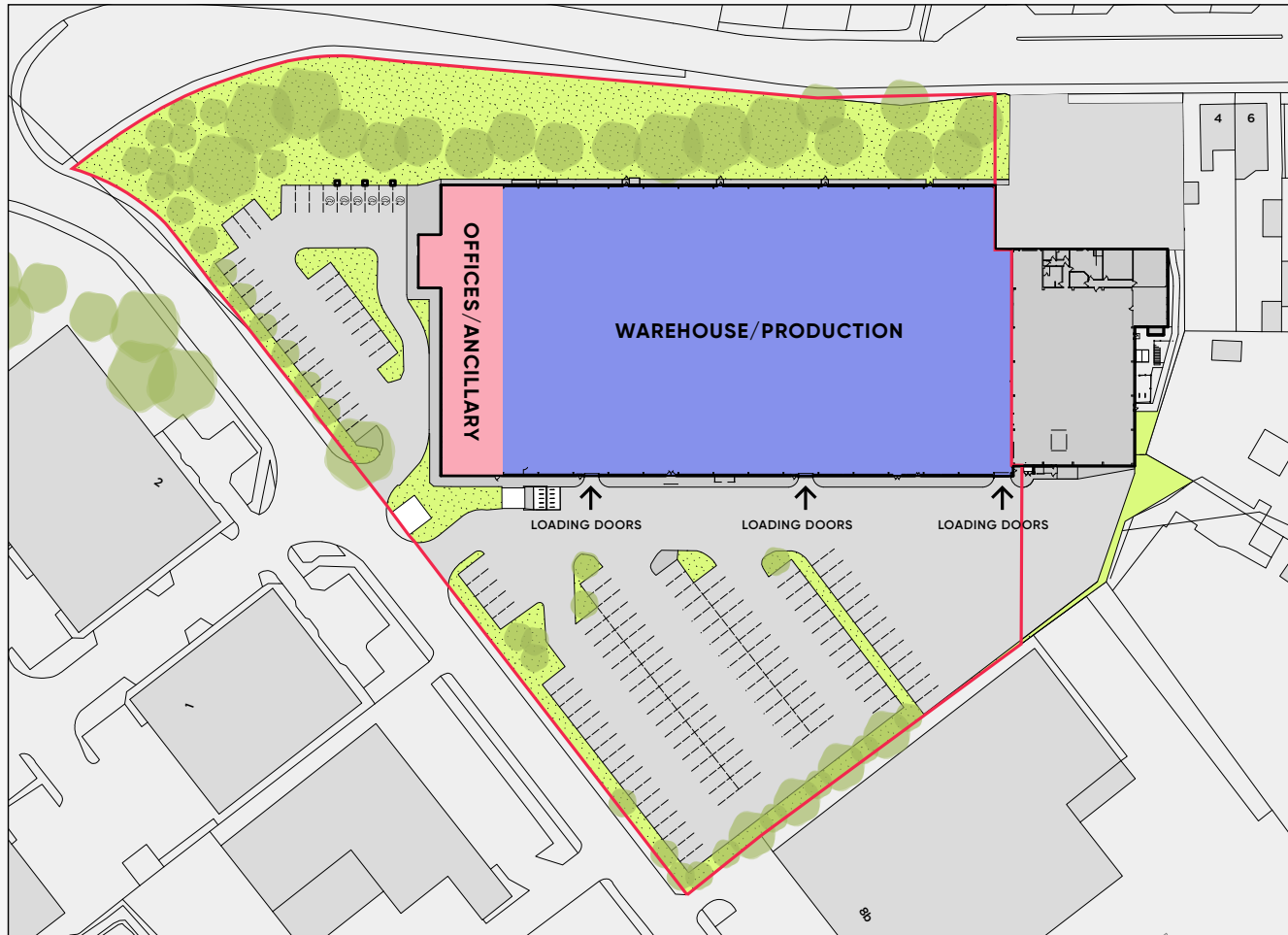
SPECIFICATION

The property benefits from the following specification:

- 6m eaves to warehouse
- Planning consent for a mezzanine floor up to 43,000 sq ft
- 600 KVA power capacity
- Three level access loading doors
- Warehouse heating and lighting
- Raised access floors and suspended ceiling to the offices
- Comfort cooling/air conditioning
- Passenger lift
- 6 car EV chargers



A WAREHOUSE / PRODUCTION HEAD QUARTERS



PLANNING

- Use classes B1(c), B2, B8
- Planning consent in place for circa 43,000 sq ft (3,999 sq m) of mezzanine /storage space within the warehouse/production area. There is potential to create a lower amount of mezzanine floor space to suit individual occupiers specific needs.

THE LEASE

- The property is held by way of a 125 year lease dated 4th June 1993 from Waverley Borough Council (freeholder)
- Remaining Lease length 94 years

GROUND RENT

Information on the ground lease and rent details on application from the agents.

FURTHER INFORMATION

VAT

The property is elected for VAT therefore VAT is payable on all charges.

RATES

On application.

TERMS

Unit 1, 3 Hurlands Close is available immediately, for sale with vacant possession, by way of a long leasehold interest. Consideration may be given to letting.

SALE PRICE

Lease/rent terms on application.



CONTACTS



Peter Richards
07803 078011
peter.richards@hurstwarne.co.uk

Steve Barrett
07894 899728
steve.barrett@hurstwarne.co.uk



Sarah Downes
07856 003033
Sarah.Downes@jll.com

Thomas Bond
07709 500357
Thomas.Bond@jll.com

(i) These particulars are set out as general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contact; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Hurst Warne Estate or Jones Lang Lasalle Ltd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Designed and produced by Zest Design & Marketing (www.zestdm.co.uk), June 2024 (02414)