



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

Modern Industrial/Warehouse Unit  
1,207 Sq. ft. ( 112.13 sq. m)

Juniper, Greenhills Rural Industrial Enterprise Centre, Farnham, GU10 2DZ

## LOCATION

The available property is situated on the successful Greenhills Rural Enterprise Centre which is located some 5 miles from Farnham on the Tilford Road linking Farnham with Hindhead. The A3 is easily accessible and there is a fast link to the M3 via the A331. Farnham mainline railway station is approximately 4 miles drive (Waterloo 55 minutes approx).

## DESCRIPTION

The available accommodation comprises of an industrial/warehouse unit benefitting from a maximum eave's height of 5m. There is LED lighting throughout, along with three phase power.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	1,207	112.13
Total	1,207	112.13

## TERMS

The unit is available on the basis of a new effective internally repairing and insuring lease. The rent is exclusive of business rates, utilities, insurance, service charge and VAT. A service charge is levied to cover external building repairs, landscaping, signage, CCTV, common parts electricity etc. Insurance costs are c. £300 per annum. Further details on request.

## RENT

£17 per sq. ft

## RATES

Rateable value: £14,250 per annum

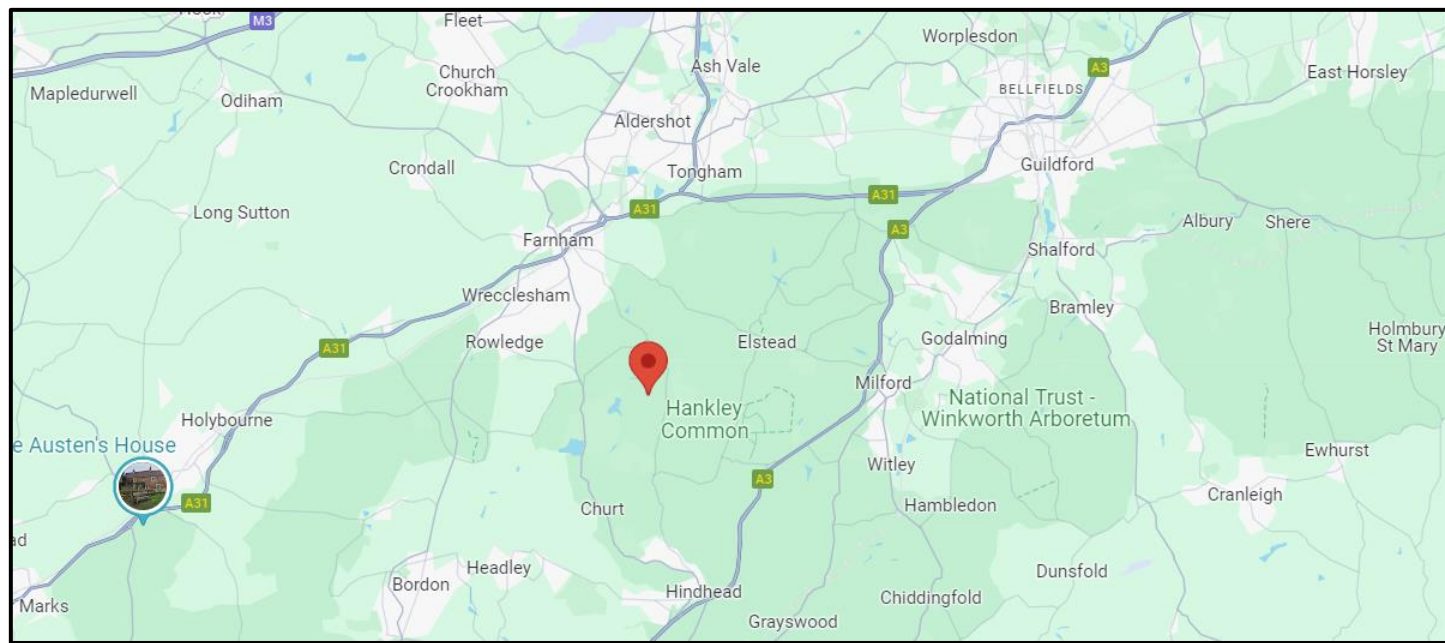
*Unit should qualify for partial business rates relief. Further details on enquiry with Local Authority*

## EPC

C - 52

## COSTS

Each party to bear their own costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

**T: 01483 300 176**  
**www.owenisherwood.com**  
**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

**Charlie Williams**  
**T: 01483 300 176**  
**M: 07456 899972**  
**E: [charlie@owenisherwood.com](mailto:charlie@owenisherwood.com)**