

TO LET / FOR SALE

On the Instructions of Travis Perkins Plc - Trade Warehouse Unit
Also suitable for storage / production / industrial uses



Farnham - Retail / Industrial / Warehouse

5,150 sq ft (478.45 sq m) GIA

Unit B (Tile Giant), Guildford Road Trading Estate, Farnham, GU9 9PZ

For viewing and further information contact:



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Key Benefits

- Previously occupied by Tile Giant Ltd
- Adjacent to Benchmarx, Topps Tiles and Homebase
- Next door to Farnham Retail Park
- Fitted with showroom counter
- Available on a new lease
- Sale of property also available on a Long Leasehold basis

Unit B (Tile Giant), Guildford Road Trading Estate, Farnham, GU9 9PZ

Description

Unit B was until recently occupied by Tile Giant Ltd and is fitted out with a showroom/display and stores area as well as a trade/customer counter. The property is also suitable for other commercial uses (subject to planning and superior landlords consent) including warehouse/storage, production and light industrial.

Location

Situated on the established Guildford Road Trading Estate the unit is in a prime trade warehouse location being next door to a number of national trade operators including Benchmarx, Topps Tiles, Rexel, Homebase and Bathstore. Farnham retail park is also adjacent to Halfords and Pets at Home.

Farnham town centre is close by (within 1 mile) and the A31 Farnham by-pass is within 0.5 mile. Guildford town centre is only 15 mins drive away (10 miles).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Trade /Warehouse/Industrial	5,150	478.45	Available
Total	5,150	478.45	

Specification

Internal eaves - 2.5m at ridge rising to 3.9m to haunch

Customer parking to the front of the unit

Rear and front loading access

Fitted with lighting, heating and power

Viewings

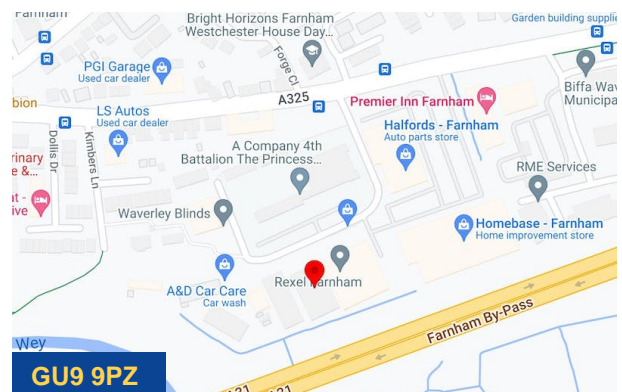
By prior appointment with sole agents.

Terms

To Let - Available now on a new full repairing lease for a term to be agreed. Rent exclusive of VAT, rates, estate charge and utilities. Rent on application.

For Sale - Our clients own the long leasehold interest of this property together with the investment of the adjoining/attached Benchmarx unit (which is the same size as this unit - approx 5,150 sq ft). Long leasehold held for a term expiring Sept 2079 - approx 56 years remaining.

A sale of the long leasehold interest of both units may be considered, with vacant possession of the Tile Giant unit together with a new lease agreement with Bechmarx (new lease and rental terms to be agreed). Contact the agents for further information on the purchase opportunity.



Summary

Available Size	5,150 sq ft
Rent	Rent on Application
Price	Price on Application
Business Rates	N/A
Service Charge	TBC
EPC Rating	Upon Enquiry

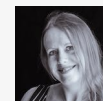
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Our Farnborough, Woking, Guildford, Leatherhead & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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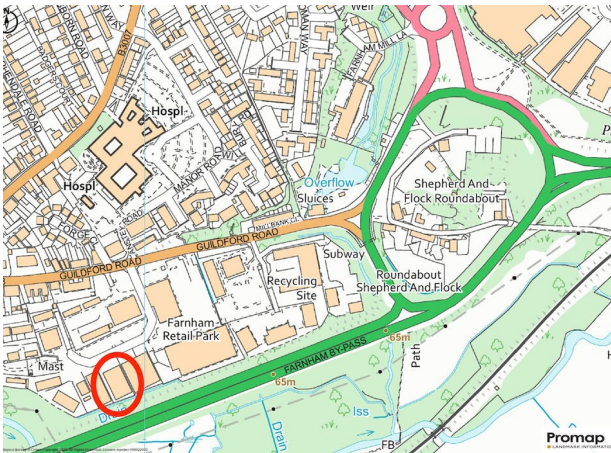
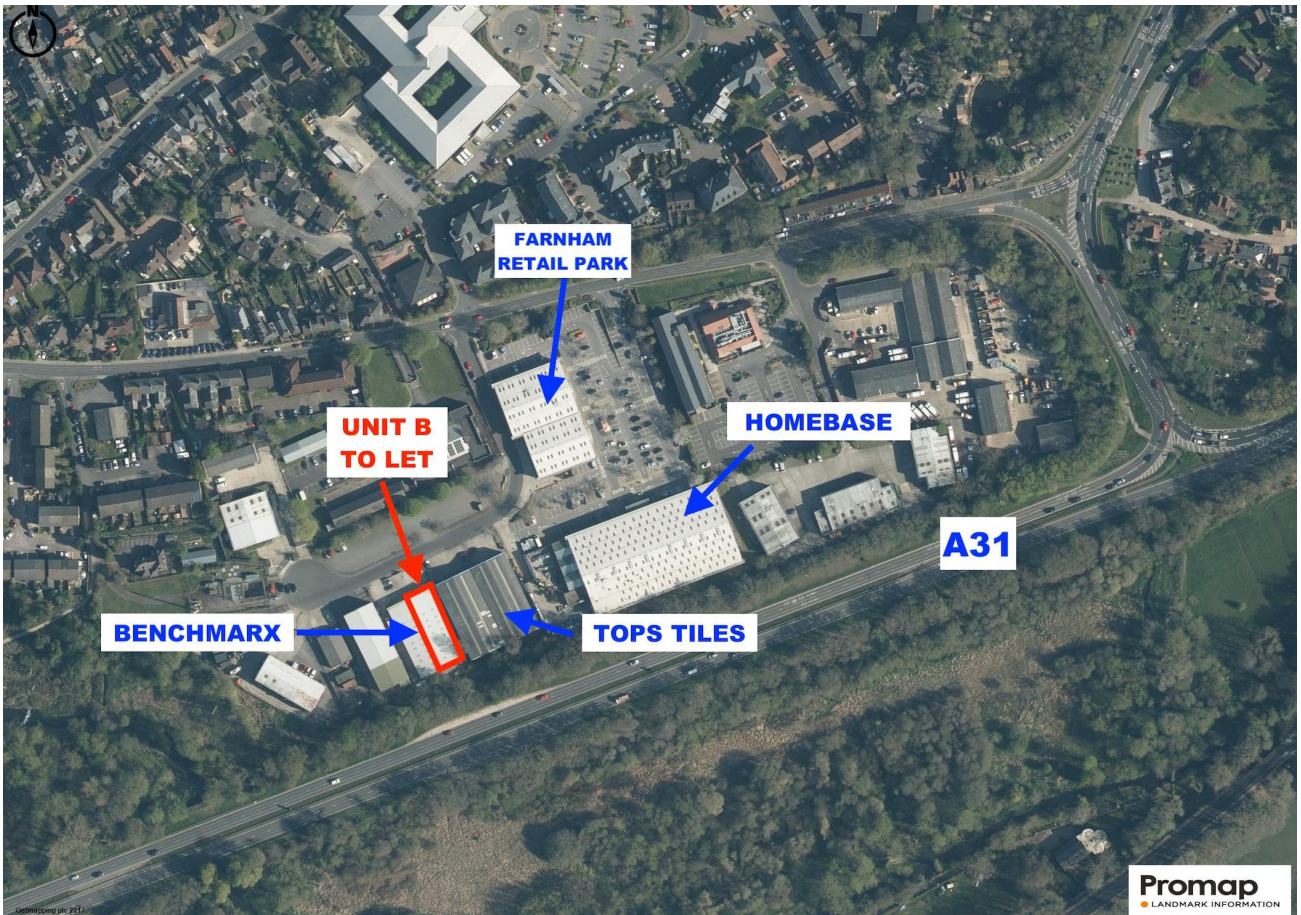
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