

# MONKTON PARK

FARNHAM  
GU9 9PA

TO A3, GUILDFORD  
& M25 J10

A31 GUILDFORD RD

TO FARNHAM  
TOWN CENTRE

## TO LET

### MODERN WAREHOUSE/ TRADE UNITS

UNIT 3 UNDER REFURBISHMENT

8,888 SQ FT

UNIT 4 REFURBISHED & AVAILABLE NOW

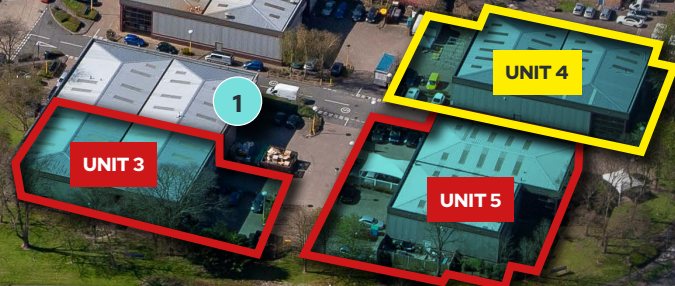
8,697 SQ FT

UNIT 5 UNDER REFURBISHMENT

7,930 SQ FT

MONKTON PARK

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## UNIT 4 REFURBISHED & AVAILABLE NOW

# 8,697 SQ FT

### DESCRIPTION

Unit 4 is a fully refurbished modern warehouse/trade unit with first floor offices and 20 parking spaces. The warehouse has 5.75m minimum eaves rising to 6.60m at the apex, three phase power and electrically operated loading doors. Externally the unit has a designated yard/parking area. Units 3 and 5 are to be refurbished to a similar specification.

UNIT 4 (APPROX GIA)	SQ FT
Warehouse	7,169
Ground Floor Offices	764
First Floor Offices	764
<b>TOTAL</b>	<b>8,697</b>

# KEY FEATURES UNITS 3, 4 & 5



Ample parking



5.75m eaves height rising to 6.60m at the apex



Yard/parking area



Established trade and industrial estate



Electric loading doors



3 phase power



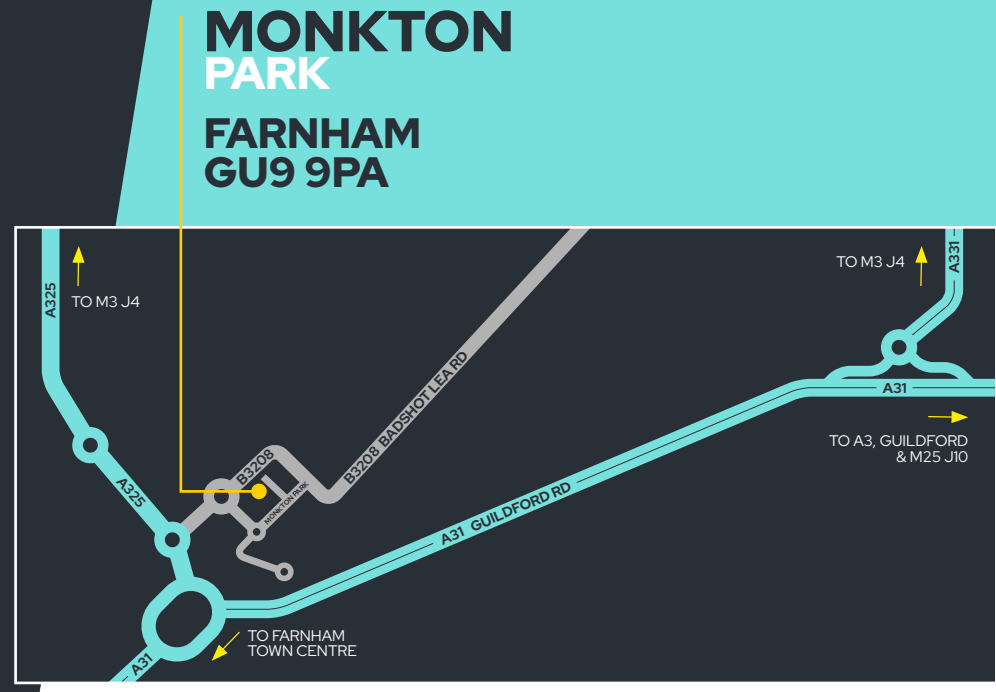
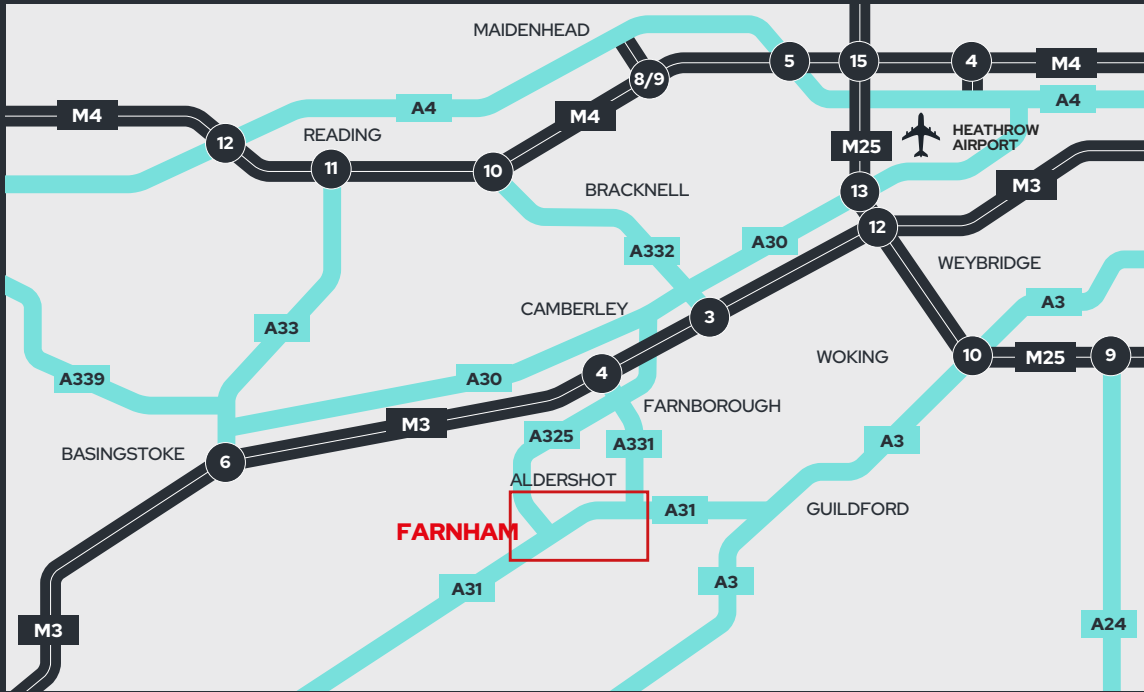
Unit 4 – fully refurbished with Units 3 & 5 under refurbishment



First floor offices

UNIT 3 (APPROX GIA)	SQ FT	UNIT 5 (APPROX GIA)	SQ FT
Warehouse	6,908	Warehouse	6,048
Ground Floor Offices	990	Ground Floor Offices	941
First Floor Offices	990	First Floor Offices	941
<b>TOTAL</b>	<b>8,888</b>	<b>TOTAL</b>	<b>7,903</b>





# MONKTON PARK

## FARNHAM GU9 9PA

### 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 8,000 - 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

- Unit 3 – Rateable value of £97,500 / rates payable £49,920 pa.
- Unit 4 – Rateable value of £84,500 / rates payable of £43,264 pa.
- Unit 5 – Rateable value of £84,500 / rates payable of £43,264 pa.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### EPC

Upon enquiry.

### VAT

The properties are elected for VAT.

### TERMS

New leases are available directly from the landlord for a term to be agreed.

### VIEWINGS & FURTHER INFORMATION

Strictly via the joint agents.



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