



INDUSTRIAL

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

MODERN INDUSTRIAL/WAREHOUSE UNIT TO LET (NEW LEASE)

Area 3,200 sq ft (297 sq m) approx.



UNIT 1 FERNHURST BUSINESS PARK

FERNHURST • NEAR HASLEMERE • SURREY • GU27 3HB

LOCATION:

Fernhurst Business Park fronts the A286 (Midhurst Road) just to the south of Fernhurst with both Haslemere and Midhurst being within close proximity of the site.

The A286 links with the A3 at Hindhead providing good access northwards to Guildford/London and southwards to Petersfield and Portsmouth via the Hindhead Tunnel. Direct train services are available from Haslemere station to central London (Waterloo) with a journey time of approximately 1 hour.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION:

The property comprises a reasonably modern warehouse/industrial unit being metal clad with full height roller shutter doors to the front and an area of external hardstanding.

Internally, the warehouse is reasonably well presented with clear open plan space and eaves height of 4.30 metres throughout.

The unit includes WC facilities and a small office at mezzanine level

Outside there is a concreted yard.



ACCOMMODATION: (all areas net and approx)

The approximate floor area is calculated on a Gross Internal Area basis as follows:-

Warehouse 3,200 sq ft (297 sq m)

LEASE:

A new lease is available for a term to be agreed.

RENT:

£20,000.00 per annum exclusive.

BUSINESS RATES:

Description:	Warehouse and Premises
Rateable Value:	£18,500.00 (2017 draft Valuation)
Rates Payable	£8,621.00 for 2017/18

VIEWING:

The premises are available to view strictly by prior appointment through the **Sole Agents:**



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Andrew Russell
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James Gray
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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

UNIT 1 FERNHURST BUSINESS PARK

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Energy Performance Certificate Non-Domestic Building



Unit 1
Fernhurst Business Park, Henley Common
Henley
HASLEMERE
GU27 3HB

Certificate Reference Number:
0270-4986-0322-6180-2004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 68

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	299
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	38.04
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

21

If newly built

56

If typical of the existing stock

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