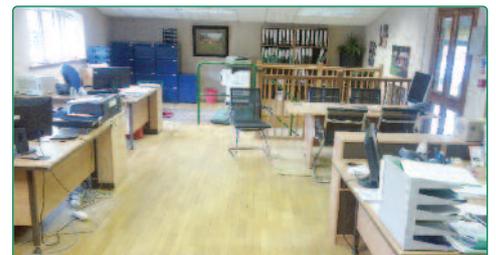


**TO LET (NEW LEASE)**  
**MODERN INDUSTRIAL & WAREHOUSE UNIT**  
11,934 sq ft (1,109 sq m) approx.



**UNIT 5**

**FERNHURST BUSINESS PARK • FERNHURST NR, HASLEMERE • SURREY • GU27 3HB**

**LOCATION:** The Fernhurst Business Park site fronts the A286 just to the south of Fernhurst with both Haslemere and Midhurst being within a short distance.

The A286 links with the A3 at Hindhead thus providing good access northwards to Guildford/London and southwards to Petersfield and Portsmouth which has substantially improved with the opening of the Hindhead tunnel.

## UNIT 5

**FERNHURST BUSINESS PARK • FERNHURST NR, HASLEMERE • SURREY • GU27 3HB**

**DESCRIPTION:** The property comprises a 2003 built industrial unit being metal clad with side loading doors and offices at the front.

Internally the main building has an industrial/warehouse area in clear space with good quality offices at first floor and underneath a mix of offices, stores, staff room and toilets. To the side of the main building is a more recently built open fronted store and to the side of that a lean to storage area under a sloping corrugated roof.

Outside there is a concreted yard plus marked out car spaces of which two are under cover.

**ACCOMMODATION:** The approximate areas calculated on a gross internal basis are as follows:-

**Main Building**

Ground Floor Industrial/Warehouse and Ancillary	9,220 sq.ft.	( 857 sq.m.)
First Floor Offices	1,207 sq.ft.	( 112 sq.m.)
Adj Building Storage	1,507 sq.ft.	( 140 sq.m.)
<b>Total Area</b>	<b>11,934 sq.ft.</b>	<b>(1109 sq.m.)</b>

**TERMS:** A new lease is available for a term to be agreed. Rent on application.

**RATES:** Rateable Value: £66,500  
Uniform Business Rate: 47.10 pence in the pound  
**Rates Payable: £33,516.00 for the 2019/2020 Financial Year**

**VIEWING:** Strictly by prior appointment through **Sole Agents:**



Rod Walmsley      Andrew Russell  
*rod@gascoignes.com      andy@gascoignes.com*

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**NOTE:**

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# UNIT 5

FERNHURST BUSINESS PARK • FERNHURST NR, HASLEMERE • SURREY • GU27 3HB

## Energy Performance Certificate

Non-Domestic Building

Unit 5  
Fernhurst Business Park  
Henley Common, Henley  
HASLEMERE  
GU27 3HB

Certificate Reference Number:  
0910-9997-0317-8820-2020

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

◀ 45

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Biomass  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 989  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 41.46

### Benchmarks

Buildings similar to this one could have ratings as follows:

17 If newly built

44 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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