

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

## **MODERN INDUSTRIAL/WAREHOUSE UNIT TO LET (NEW LEASE)**

*Area 4,200 sq ft (390.19 sq m).*



### **UNIT 5A 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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# UNIT 5A FERNHURST BUSINESS PARK

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**DESCRIPTION:** The property comprises of a modern distribution/warehouse unit being metal clad, with full height roller shutter doors to the front.

Internally the warehouse is well presented with clear open plan space and eaves height of approximately 4.30 metres

**ACCOMMODATION:** (all areas net and approximate)

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

Warehouse approx 40'0" x 105'0" (4,200 sq ft – 390 sq m)

2 x Car Parking spaces

NB: This Unit is currently a clear and open plan warehouse storage/distribution space with no WC or office facilities at present. These facilities could be added prior to occupation, or, as an option, additional office/WC facilities are available by way of a detached Cart Barn (see separate addendum)

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

**RENT:** £27,500.00 per annum exclusive.

**BUSINESS RATES:** Pro-rated from client's adjoining premises – Rates payable approximately £10,000.00 for the 2017/18 Financial Year.

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



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**NOTE:**

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