



Voted Best Commercial Agency – Surrey Property Awards 2012

MODERN INDUSTRIAL & WAREHOUSE UNIT TO LET (NEW LEASE)

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. Haslemere provides a direct railway link to London Waterloo with a frequent and fast service.

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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.)
Total Area	11,934 sq.ft.	(1109 sq.m.)

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

RATES:

Rateable Value:	£63,500
Uniform Business Rate:	47.10 pence in the pound
Rates Payable:	£29,908.50 per annum

VIEWING: Strictly by prior appointment through **Joint Sole agents:-**



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



Chris Lock
Wadham & Isherwood
01252 710822
chris@wandi.co.uk

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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.

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 45

This is how energy efficient the building is.

Technical Information

Main heating fuel: Biomass
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 989
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 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.