

## Workshop / Industrial



## The Unit, Badshot Lea

Badshot Lea, Surrey, GU9 9JJ

## Newly refurbished Industrial Unit with Good Yard Space Near Farnham

## Key Points

- › Flexible working space
- › Recently refurbished
- › 3 Phase Power
- › Good Yard Space
- › Provision for 8 Car Parking Spaces
- › Independent Access
- › Workshop or Industrial Unit
- › New W/C's
- › Gas Heating
- › Subject to Planning

Size	1,250 sq ft (116.13 sq m)
Rent	£15,000 per annum
EPC Rating	This property has been graded as 96(D)

## Location

The unit is situated in the small village of Badshot Lea, which is 2 miles north east of Farnham, both in the Borough of Waverley, and Guildford 10.8 miles to the east along the Hogs Back. Access is from the A31 to the south at the Shepherd and Flock Roundabout, which links Guildford to Farnham.

The A31 Joins the A3 with a through route to London 41.2 miles to the north east and continues to Winchester 28.6 miles to the South West. The M3 can be accessed at Frimley 9.3 miles to the north via the A331.

## Description

The premises provide a recently refurbished light industrial business / workshop accommodation of 1250 sq.ft. (116.13 sq.m.). The Unit also benefits from a disabled W/C and has a good yard space in front which can accommodate up to 8 vehicles or ancillary storage.

## Rent

The quoting rent is £15,000 per annum exclusive.

## Lease

New FRI lease for a term to be agreed.

## Legal Costs

Each party will bear their own legal costs incurred in this transaction.

## Rates & Charges

### Business Rates

The unit will need to be assessed for Business Rates

## EPC Rating

This property has been graded as 96(D).



## Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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