



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

*TRADE COUNTER, LIGHT INDUSTRIAL/WAREHOUSE UNIT
May Suit Alternative Retail and Leisure Users*



**3 GROVEBELL INDUSTRIAL ESTATE
WRECCLESHAM
FARNHAM
GU10 4PL**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: The property forms part of the recognised and well established Grovbell Industrial Estate in Wreclesham, where there is a local shopping including Co-op and Morrisons convenience stores along with pubs and restaurant etc.

Other occupiers on the estate include Screwfix, City Plumbing, Brewers and Co-op.

Farnham town centre is within easy reach and offers a good range of shopping including multiples, local boutiques and supermarkets, social and recreational facilities together with a mainline station (serving Waterloo).

The easily reached A31 links with the A3 and the M3 with the national motorway network beyond. The A325 going south also connects directly to the A3.

DESCRIPTION: The property comprises a modern, terraced Trade Counter/Warehouse unit of steel portal frame construction with coated profile sheet steel cladding elevations and roof.

Ground Floor 508.67 SQ M (5,476 SQ FT)

AMENITIES:

- * Electric Roller Loading Door Behind Glazed Frontage
- * Three Phase Power
- * Minimum Eaves 6.72M
- * Overhead LED Lighting
- * On Site Parking

TERMS: The property is available by way of a new Full Repairing and Insuring Lease for a period to be agreed.

RENT: £68,450 per annum exclusive (£12.50 per SQ FT per annum exclusive)
The property is elected for VAT and accordingly this will be payable upon the Rent.

RATES: Rateable Value £51,000 payable at 55.5p in the £ (2025/2026)

EPC: B 42

VIEWING: By appointment through joint sole agents

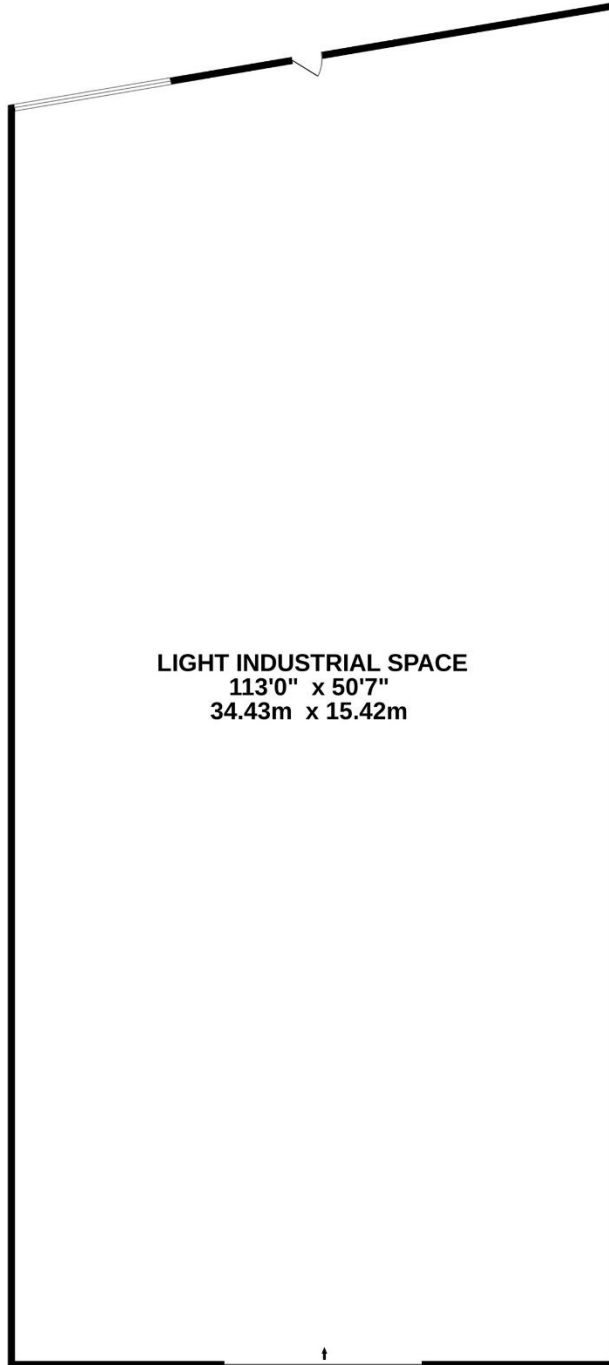
Park Steele
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Curchod & Co
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RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





LIGHT INDUSTRIAL SPACE
113'0" x 50'7"
34.43m x 15.42m

GROUND FLOOR
5476 sq.ft. (508.7 sq.m.) approx.

TOTAL FLOOR AREA : 5476 sq.ft. (508.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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