

PROPERTY DETAILS

**Light Industrial / Storage unit
FOR SALE**

Location:	FARNHAM, SURREY
Property:	9 Riverside Park, Dogflud Way, GU9 7UG
Size:	2,429 Sq Ft (225 Sq M)



- **Town centre location**
- **Loading and parking**
- **B1 business unit**

**CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS**

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

A31 Trunk Road: 1 mile

Farnham Mainline Train Station: 0.7 miles

Description

Mid terrace light industrial unit with fully fitted mezzanine offices. The premises require refurbishment.

3 car spaces / loading space.

Separate male and female WCs.

Floor Areas

The property has the following Gross Internal Floor Areas:

	<i>Sq M</i>	<i>Sq Ft</i>
Ground	115.41	1,242
Mezzanine	110.24	1,187
Total	225.65	2,429

Price

Guide price OIEO £200,000.

Tenure

125 year lease from 24/6/1984. Peppercorn ground rent.

There is a nominal estate charge.

Business Rates

Rateable Value £22,500. The UBR is 0.499

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

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Costs

All legal costs to be borne by the ingoing tenant.



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