

TO LET**Industrial / Warehouse Unit****Fernhurst, Nr Haslemere Surrey****Approximately 158 SQ.M. (1,700 SQ.FT.) Gross Internal****Modern clear open space + Steel roller shutter and separate hand door + 3 phase power supply+ WC and Kitchen area.****Good onsite parking for at least 5 vehicles, more by agreement.****Flexible terms.****UNIT 4 Hurstfold Industrial Estate, Fernhurst, Surrey GU27 3JG****Haslemere Station 5 Miles, Hindhead A3 6.2 Miles, Guildford 20 Miles,
Goodwood 15 miles.****Location** Situated on the east side of Fernhurst off the A286 between Fernhurst and Lickfold, formally part of the ICI Verdley Estate situated in the countryside but accessible to main road networks and services.

The property

Comprises a mid-terrace unit of metal profile over block work walls. Steel access doors and roller shutter. There is WC and kitchen area. The estate comprises 17 units.



Use suitable for a variety of commercial uses. Operating hours weekdays 08.00 to 18.00hrs and Saturday mornings 0.800 to 1300 hrs.

Terms available on a new full repairing and insuring lease subject to a schedule of condition for a term by negotiation, leases on the estate are typically 3 or 5 years contracted out of the security of tenure provisions of the 1954 Landlord and Tenant Act.

Tenant paying share of outgoings, electricity water and drainage and service charge for the common estate roads. (Note latter is not charged until completion of unit 11 and 12 currently under construction.

Rent £17,000 per annum. VAT will be applicable.

Business Rates We are informed the property has an RV of £5,000. If the premises are the tenant's only business premises they will benefit from small business rate relief and **pay zero rates**. Tenants are advised to check through their own surveyor or solicitor or with the Council.

EPC the property has an EPC rating D 92 full copy available by email.

Legal Costs each side to pay their own legal costs. Note a rental deposit will be required.

Possession available due to relocation of the current tenant from 5th December or earlier by agreement.

Viewing by Appointment email jsadler@claudwaterercommercial.com or Tel John Sadler 07956 987 801

Claud Waterer Commercial Limited have not tested any services, heating or fittings. Intending tenants must satisfy themselves through their surveyor or solicitor as to the constitution of these items.

In accordance with the code of practice for commercial leases adopted by this firm and the R.I.C.S. all tenants are advised to seek advice from a Solicitor or Chartered Surveyor before entering into a commercial lease. Claud Waterer Commercial Limited for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (1). Particulars are produced in good faith, are set out as a general guide only, their accuracy is not guaranteed and do not constitute any part of a contract. (2) No person in the Employment of Claud Waterer Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.