



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

**MODERN INDUSTRIAL/WAREHOUSE UNITS
AVAILABLE INDIVIDUALLY OR COMBINED**



**UNITS 4 & 5
KINGSLEY BUSINESS PARK
KINGSLEY
GU35 9LY**

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: Kingsley is conveniently located between Farnham and Bordon off the western side of the A325. Alton and Farnham town centres are both within easy reach and offer a good range of shopping, social and recreational facilities together with mainline stations serving London Waterloo.

Via the A325, the A3 is within easy reach at Bordon and gives fast access to the M25 to the north and the M27 to the south with the national motorway network beyond.

DESCRIPTION: The premises comprise a pair of modern light industrial/warehouse units of steel portal frame construction with coated profile sheet steel cladding elevations and roof. They are available in combination or individually with the following gross internal floor areas:

Unit 4	110.2 SQ M	(1,186 SQ FT)
Unit 5	108.6 SQ M	(1,169 SQ FT)

AMENITIES: Each unit has the following

- * Loading Door
- * Three Phase Power
- * WC Facilities
- * On Site Parking

TERMS: The units are available together or separately by way of new Full Repairing and Insuring Leases for a period to be agreed.

RENT: £15,000 per annum exclusive for each unit.
The property is not elected for VAT and accordingly this will be not be payable upon the Rent.

RATES: Currently assessed as pair at Rateable Value £23,000 payable at 43.2p in the £ (2026/2027).
If taken separately to Be Separately Assessed, which may enable each qualifying occupier to benefit from Small Business Rates Relief.

EPC: TBA

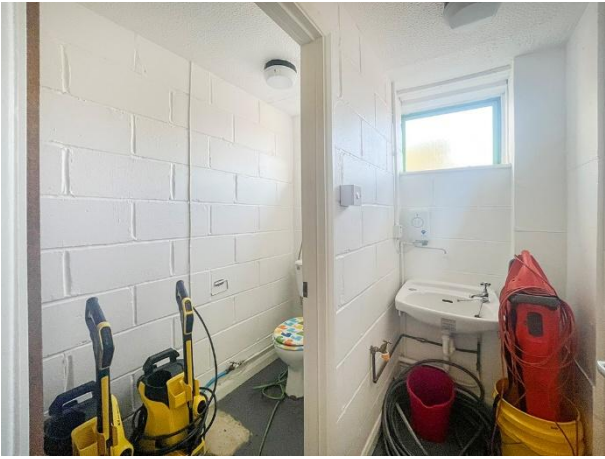
VIEWING: By appointment through joint sole agents

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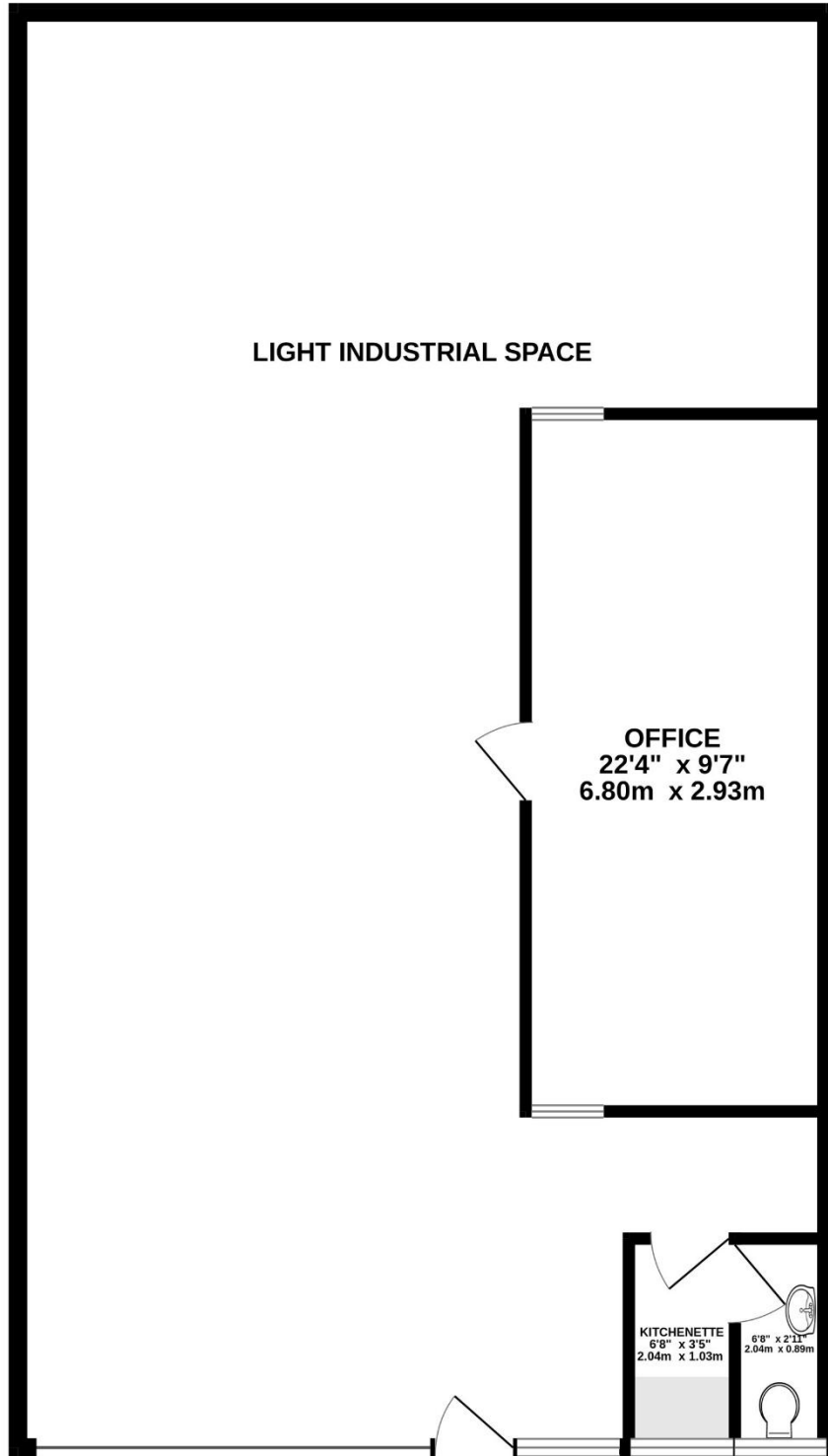
Emberson & Co
01252 329129

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.



Unit 4



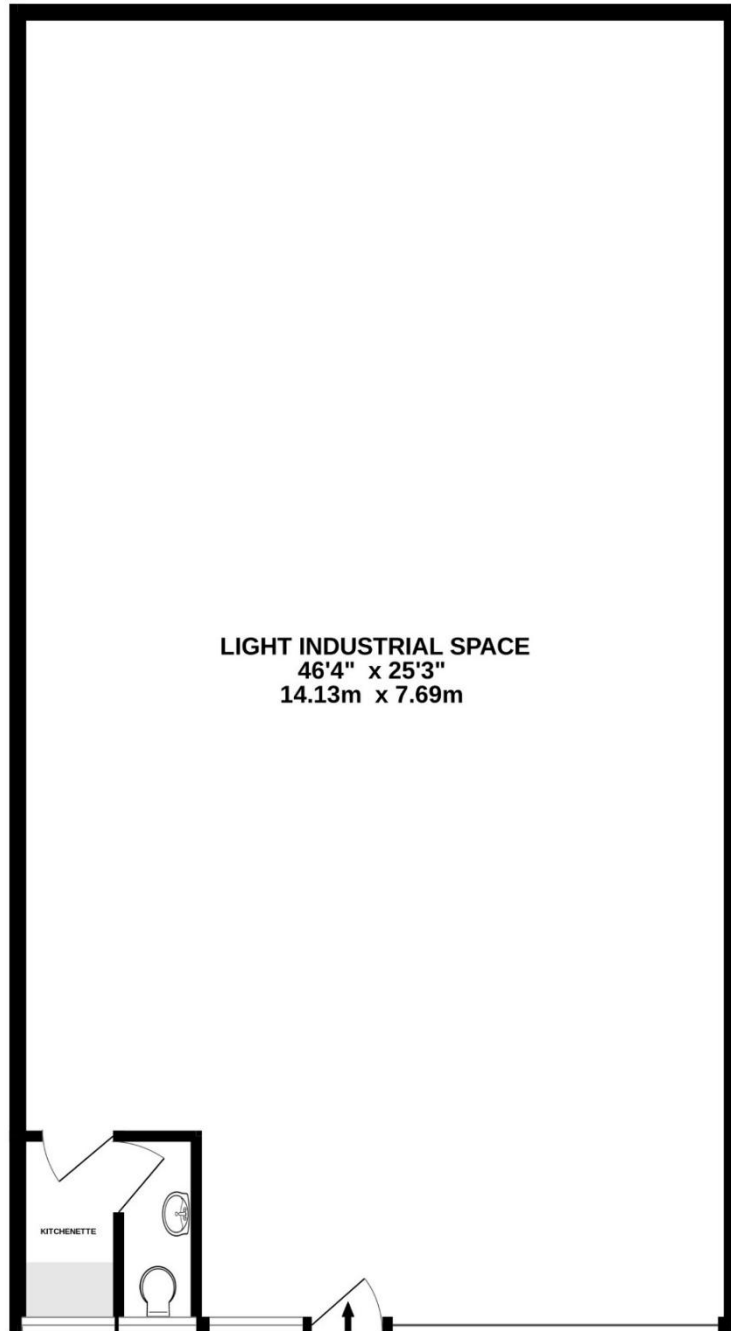
GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.

TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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Unit 5



GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

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