



Emberston +Co

Commercial + Industrial Surveyors
Valuers • Development Consultants

KINGSLEY, BORDON

TWO LIGHT INDUSTRIAL UNITS TO LET COMBINED OR INDIVIDUALLY
1,250 SQ FT (116.12 SQ MTS) – 2,500 SQ FT (232.24 SQ MTS) APPROX



UNITS 4 & 5 KINGSLEY BUSINESS PARK, KINGSLEY, BORDON, HAMPSHIRE GU35 9LY

LOCATION: Kingsley is an attractive village on the B3004, the main Bordon to Alton Road, midway between Alton and Hindhead. The A3 is approximately 7 miles to the east at Hindhead, the A31 approximately 4½ miles west at Alton. The development is situated at the end of Park Close on the edge of a small industrial estate.

TEL: 01252 329129

First Floor, 4 Castle Street, Farnham Surrey GU9 7HR

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DESCRIPTION:

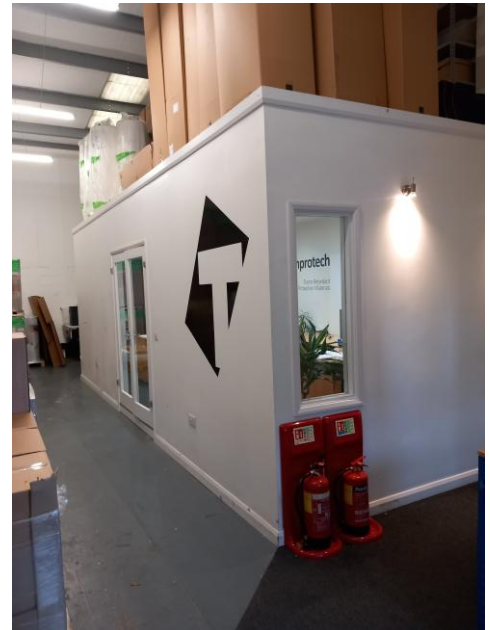
Two light industrial units one of which comprises an end of terrace unit both of steel portal frame construction with plastic coated profiled cladding to the elevations, concrete floor, single WC facilities.

ACCOMMODATION:

Unit 4 Ground Floor
1,250 sq ft (116.12 sq mts)
Unit 5 Ground Floor
1,250 sq ft (116.12 sq mts)

AMENITIES:

Three Phase Power
Forecourt parking to each unit
Well fitted Ground Floor Office (right hand side) Unit 4
Fluorescent Strip Lighting
Toilet Facilities to both units with a small kitchenette Unit



LEASE

ASSIGNMENT:

The leases to be assigned were granted from 17 June 2021 for a term of 6 years on a full repairing and insuring basis. The leases for each unit will expire on 16 June 2027. If longer leases are required then this can be negotiated directly with the landlord.

The units can be assigned/let individually or as a whole.

CURRENT RENT:

Combined **£30,000 per annum** exclusive of rates, building insurance, service charges and if applicable VAT.

RATES:

Rateable value is currently £19,000 for a combined rates for Units 4 & 5 rate in the £: 49.9p – rates payable £9,481 per annum overall (2025).

POSSESSION:

25 March 2026 and otherwise on completion of all legal formalities.

VIEWING:

Strictly by prior appointment with the Sole Agents: **Emberson & Co. Ltd**, 1st Floor 4 Castle Street, Farnham Surrey GU9 7HR.
Tel No: **(01252) 329129**. E-mail: julie@emberson.com
www.emberson.com

