

HURLANDS PICKET BALL & PADEL CLUB

6 FARNHAM TRADING ESTATE | FARNHAM
GU9 9NN



6 Farnham Trading Estate
Farnham | Surrey | GU9 9NN

**Prime Leisure/Warehouse
Investment Opportunity**



**PRIME LEISURE/WAREHOUSE - INVESTMENT
OPPORTUNITY.
LOW CAP VALUE OF £148 PSF.**

FOR SALE - 57,235 SQ FT (5,317.31 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

- One of the UK's largest indoor pickleball and padel leisure clubs.
- Let to Hurlands Ltd on a new 15 year lease from Feb 2026
- 5 yearly upward only rent reviews, with CPI rent increases (1.00% collar and 5.00% cap).
- Low passing rent of only £12.82 per sq ft.
- 3.4 acre site with 133 parking spaces.
- Min 6m eaves
- Planning consent for Use Classes; E (Business and Leisure), B8 (Storage) and B2 (Gen Ind)

LOCATION

The property is in Farnham, an affluent market town in the Southeast of England. Farnham town centre and all its shopping and leisure amenities are within 1 mile.

The estate has excellent accessibility from the A31 Hogs Back which offers a direct route to the South Coast and the A3. The nearby A331 provides a direct dual carriageway link to Junction 4 of the M3 Motorway.

DESCRIPTION

Unit 6 comprises a self contained industrial/warehouse building on its own secure 3.4 acre site. The property is leased to Hurlands Pickleball & Padel Club, established as one of the UK's largest indoor pickleball and padel venue

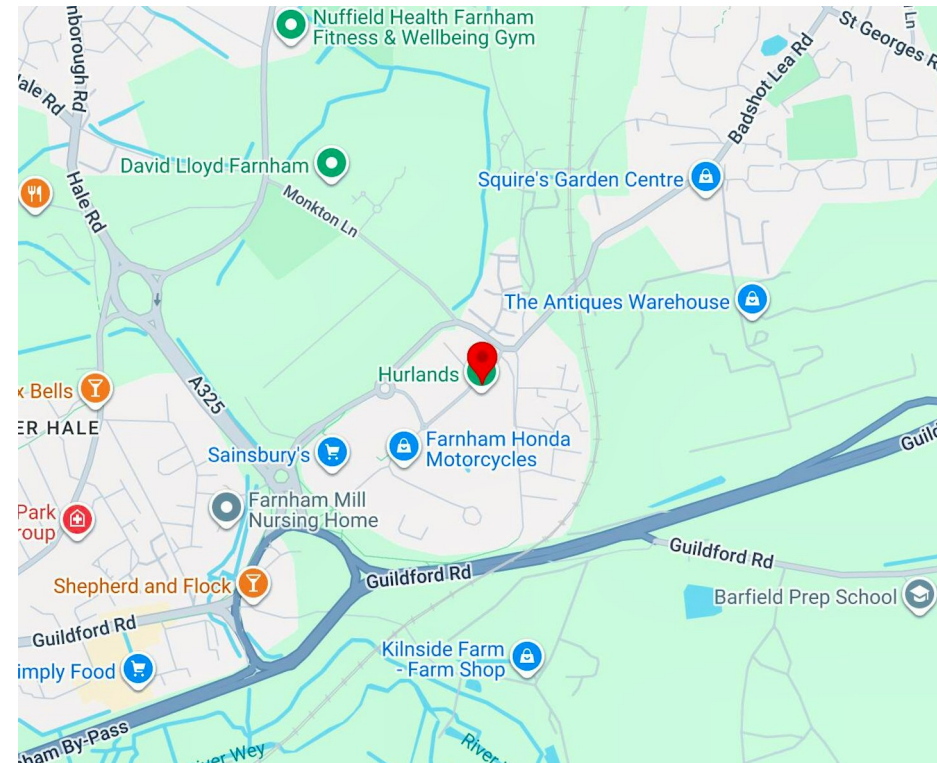
The tenant has invested heavily in a comprehensive fit-out of the property, transforming the building into a high-quality, purpose-built leisure and sporting facility.

The facility provides 17 indoor padel and pickleball courts, alongside dedicated fitness and wellbeing studios and a range of complementary amenities, including a restaurant, bar and caf . The extensive facilities and significant tenant investment provide a modern, well-established leisure destination with a strong operational offering.

SPECIFICATION

The property benefits from the following amenities:

- 3.4 acre site with 133 parking spaces.
- New warehouse heating and lighting.
- Internal eaves height of 6m and ridge of 7.5m.
- Raised access floors and suspended ceiling to the offices.
- Comfort cooling/air conditioning.
- 25 year main roof guarantee.
- Planning for a mezzanine floor of 43,000 sq ft.



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INCOME/LEASE TERMS HURLANDS LTD.

- Let on new 15-year FRI lease from February 2026 (no breaks). - Rent reviews: 5 yearly upward only rent reviews, with increases CPI compounded annually with a 1.00% collar and 5.00% cap. - Rent deposit: 1 year rent deposit till Aug 2028. Full information on the occupational lease and rent terms are available from Hurst Warne.

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Industrial/Warehouse	51,716	4,804.57	Let
1st - Offices/Ancillary	5,519	512.73	Let
TOTAL	57,235	5,317.30	

Floor areas are approximate GIA

SUMMARY

- Price: Offers in excess of £8,500,000
- Available Size: 57,235 sq ft
- Rates Payable: £3.80 per sq ft Approx. Guide figure only. RV currently being reviewed.
- EPC: A (22)

TERMS

Long leasehold sale: The property is offered for sale by way of a 125-year long leasehold interest from Waverley Borough Council from 22 August 2025 to 21 August 2150 (approx. 124 years unexpired). The property is fully let to Hurlands Ltd on a new 15 year lease from Aug 2025 with no breaks.

Further information on the LLH terms are available from Hurst Warne.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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