



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Self Contained Light Industrial Unit
1,222 sq. ft. (113.5 sq. m.)

Warehouse, Sample Oak Lane, Chilworth, Guildford, GU4 8QW

LOCATION

This property is located in the semi-rural village of Chilworth, along Sample Oak Lane. The property is located around 200 yards from Chilworth Railway Station and Percy Arms Pub. With Guildford located 3.6 miles (12min drive) to the Northwest and Dorking 9.5 Miles (20 min drive) to the East. The Chilworth Railway Station offers regular connections between Reading and Redhill as well as bus connections to Redhill, Guildford and Womersley.

DESCRIPTION

The light industrial unit is a single storey brick-built industrial unit. There is double door entrance, internal roller shutter, single-phase power with electrical sockets and LED tube lighting.

Internally the space is an open light industrial space with its own kitchenette and WC. The site has 24 Hour access, gated entrance, site wide CCTV and the unit comes with two parking spaces.

ACCOMMODATION

Light Industrial	113.5 sq. m.	1,222 sq. ft.
------------------	--------------	---------------

RENT

£2,350 pcm, including buildings insurance and external maintenance.

BUSINESS RATES

Rateable Value: £
Rates Payable: £ (22/23)

TERMS

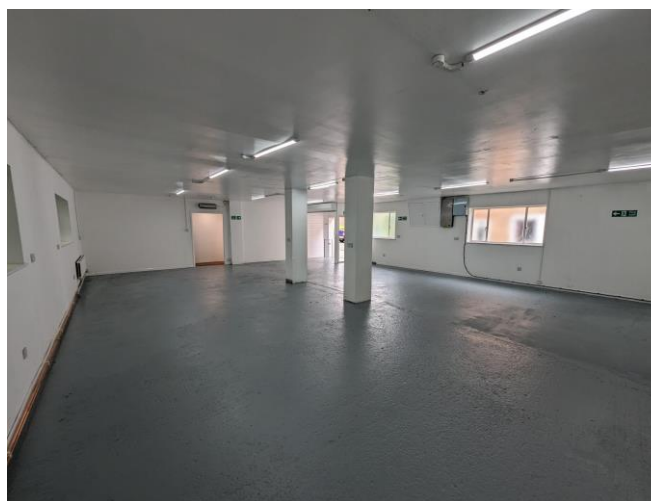
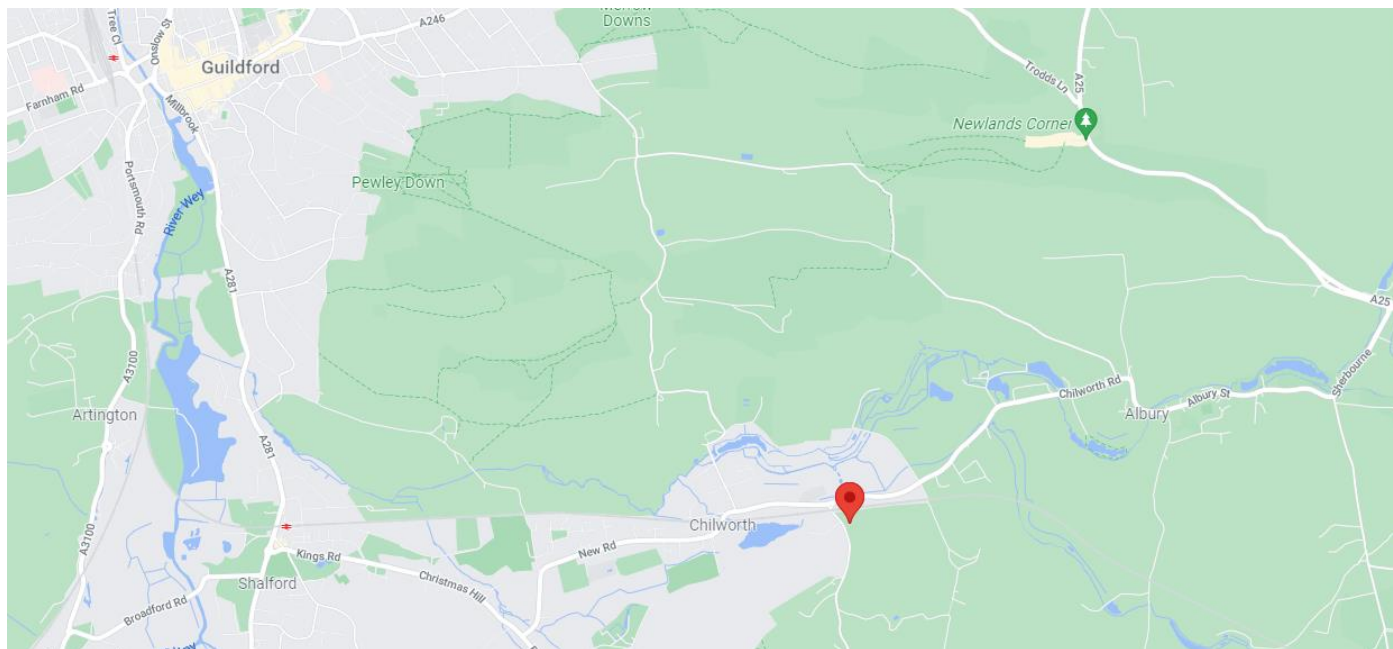
A new lease is available with terms to be agreed.

EPC

D – 82

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

T: 01483 300 176
www.owenisherwood.com
1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Sean Bellion
T: 01483 300 176
M: 07811 343109
E: sean@owenisherwood.com