



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Storage / Distribution Unit  
3,074 sq. ft (285.58 sq. m)

**Unit C2, Chinthurst Farm, Chinthurst Lane, Bramley, Surrey GU5 0DR**

## LOCATION

Chinthurst Farm is located on Chinthurst Lane linking Shalford with Bramley & Womersley. Guildford Town Centre is under 10 minutes away by car and the A3 is reachable in under 15 minutes via Compton to travel South and Guildford to travel North.

## DESCRIPTION

The subject property consists of a steel portal frame, metal cladding and concrete flooring with the addition of LED spotlighting. The unit has an eave height of 5.2m.

There is scope for an office space to be constructed within the unit with water and W/C facilities located on site. The unit is accessible through the current roller shutters measuring 5.5m high by 4.6m in length.

## ACCOMMODATION

	Sq. ft	Sq. M
Unit C2	3,074	285.58

## RENT

£40,000 per annum for whole.  
*New Lease Terms to be Agreed*

## EPC

N/A

## LEGAL COSTS

Each party to bear their own legal costs



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

Charlie Williams  
T: 01483 300 176  
M: 07456 899972  
E: charlie@owenisherwood.com