



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Office and Warehouse Unit
908 sq. ft. (84.4 sq. m.)

Units 3 & 4, Lascombe Estate, Highfield Lane, Guildford, GU3 1BB

LOCATION

This property is located on the Lascombe Estate just outside the village of Puttenham. The property is accessible by road off the A31 Hogs Back. The A3 London to Portsmouth Road can be joined 2 miles away at Compton. Guildford town centre is approximately 5 miles away and Farnham 7 miles. The closest train station is Wanborough.

DESCRIPTION

Unit 3 & 4 are modern storage warehouses constructed from breeze block and corrugated steel cladding. Unit 3 is a warehouse unit and Unit 4 is fitted out as an office space, both units benefit from a full height roller shutter door with the office space having an internal glass door.

Internally the unit 3 has a concrete floor, fluorescent tube lighting and power. Unit 4 has a wood vinyl floor, painted brick walls and pendant led lighting.

The premises falls under use class E and includes office, light industrial, wholesale warehouse and distribution centres.

ACCOMODATION

	Sq. M	Sq. Ft
Unit 3	47.2	508
Unit 4	37.2	400

RENT

£16,500pa for both units. Units can be let separately.

TERMS

A new full repairing and insuring lease is available with terms to be agreed.

EPC

To be assessed.

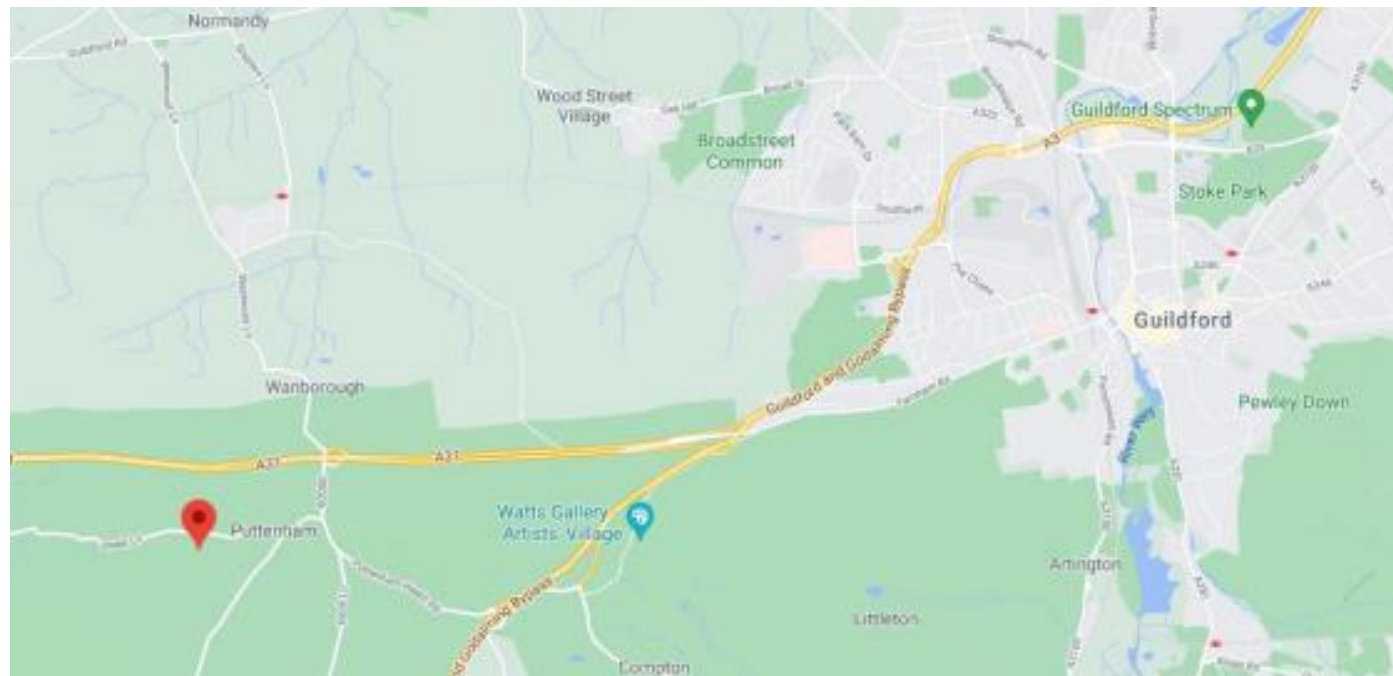
RATES

Rateable Value – Unit 3 - £3,700, Unit 4 - £3,350
Rates Payable - Unit 3 - £1,813, Unit 4 - £1,641.50(2023/24)

100% Small Business Rates Relief may be available for eligible occupiers.

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.

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