



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Rural Open Plan Workshop
2,514 sq. ft (233.56 sq. m)

Unit 1, The Old Stick Factory, Fisher Lane, Chiddingfold, GU8 4TD

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- A photograph of a brick industrial building complex. The main building is a large brick structure with a gabled roof, featuring a large green roller door and a smaller green door. To its right is a smaller brick building with a tiled roof and a white door. Further right is another brick building with a white door and a window. A gravel driveway leads to the buildings, and a well-manicured hedge runs along the side. The background shows a line of trees under a clear blue sky. A semi-transparent black box in the bottom left corner contains a list of features.
- Open plan workshop
 - Three phase power
 - Excellent on-site parking
 - Communal staff facilities
 - Loading door 3.04m x 3.06m
 - Minimum eaves height of 4.08m
 - Containers available on request at £1,750 + VAT

LOCATION

The property is located approximately two miles south of Chiddingfold in a rural setting. The A283 Petworth Road from Chiddingfold connects with the A3 at Milford, approximately 5 miles to the north. Other nearby towns include Haslemere (5 miles). Billingshurst (10 miles) and Guildford (11 miles). Rail services are available from Witley Station which is approximately two miles north of the village.

DESCRIPTION

The property comprises of a factory with brick elevations under a pitched roof. A roller shutter door measuring 3.04m x 3.06m provides access to the unit, which incorporates a solid floor and lighting throughout. There is also a three-phase power supply. The unit has a minimum eaves height of 4.08m

ACCOMMODATION

Open Plan Workshop

2,514 sq. ft

233.56 sq. m

TERMS

A new lease is available with terms to be agreed.

RENT

£27,500 per annum exclusive of VAT, service charge, business rates and utilities.

RATES

Rateable Value: £20,250

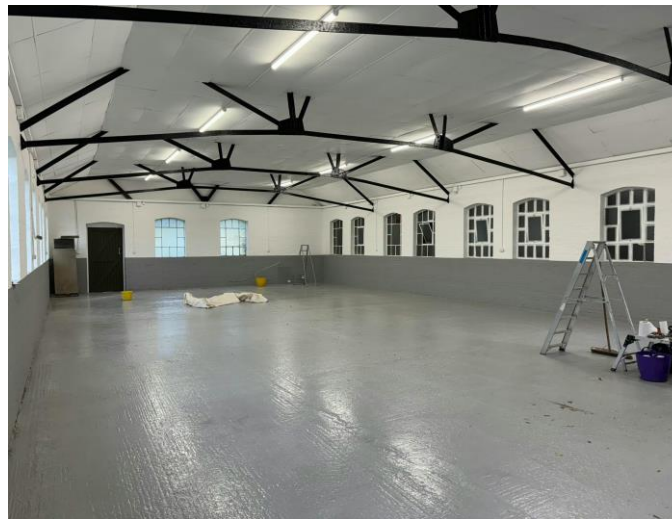
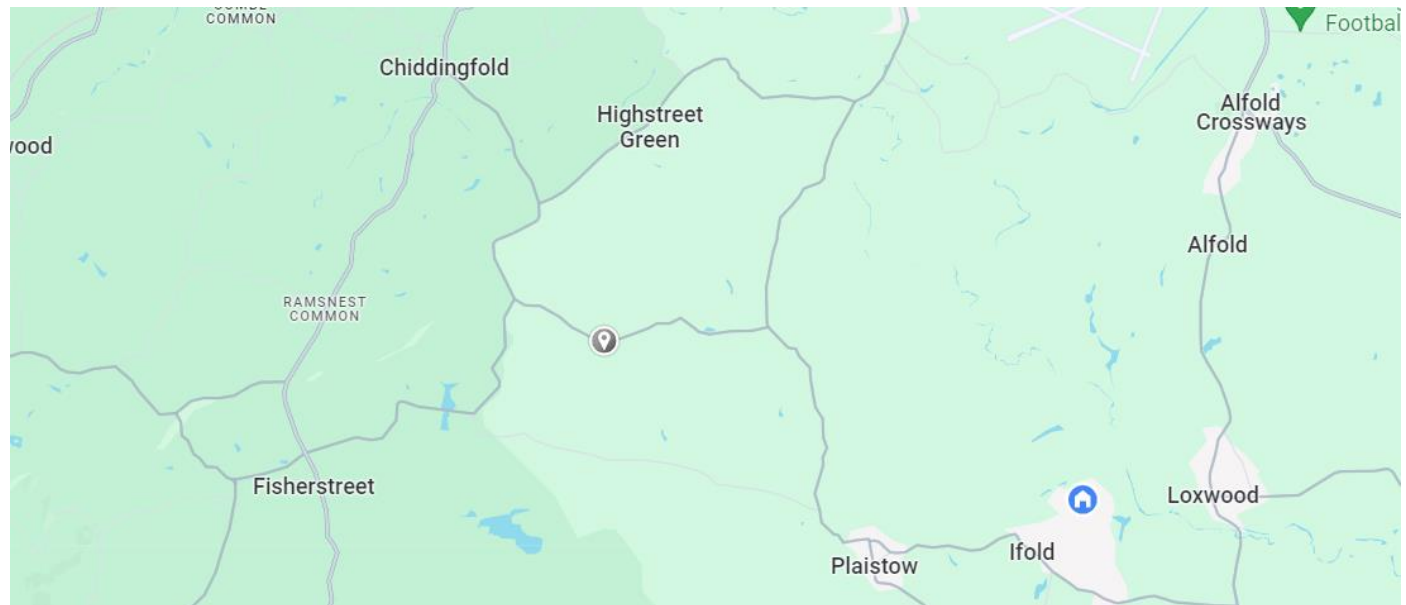
Rates Payable: £10,104.75

EPC

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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.

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