



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Rural Open Plan Workshop
2,652 sq. ft (246.38 sq. m)

Unit 2A, The Old Stick Factory, Fisher Lane, Chiddingfold, GU8 4TD



- Open plan workshop
- Three phase power
- Oil fired warehouse heater
- LED lighting throughout
- Intruder alarm
- Internal clear height of 3.1m
- Loading door 3.1m x 3.1m
- Communal staff facilities

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 3.1m tall roller shutter door provides access to the unit, which incorporates a solid floor and LED lighting throughout, along with an oil-fired heater to the main warehouse. There is also three phase power supply. The unit has an internal clear height of 3.1m.

ACCOMMODATION

	Sq. ft	Sq. M
Ground- Warehouse	2,523	234.39
Ground – Office	129	11.92
Total	2,652	246.37

TERMS

A new lease is available with terms to be agreed.

RENT

£28,950 per annum exclusive of VAT, service charge, business rates and utilities.

RATES

Rateable Value: £19,250
Rates Payable: £9,605.75

EPC

A - 24

SERVICE CHARGE

£700 per annum

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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