



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Rural Open Plan Workshop with Loading Doors
3,630 sq. ft (337.24 sq. m)

Unit 2B & 2C, The Old Stick Factory, Fisher Lane, Chiddingfold, GU8 4TD



- Open plan workshop
- Three phase power
- Excellent on-site parking
- Communal staff facilities
- LED Lighting
- Large loading area
- 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. Two roller shutter doors provide access to the units, which incorporates a solid floor and lighting throughout. There is also a three-phase power supply.

ACCOMMODATION

Unit 2B & 2C	3,630 sq. ft	337.24 sq. m
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TERMS

A new lease is available with terms to be agreed.

RENT

£39,950 per annum exclusive of VAT, service charge, business rates and utilities.

RATES

Rateable Value: £35,000

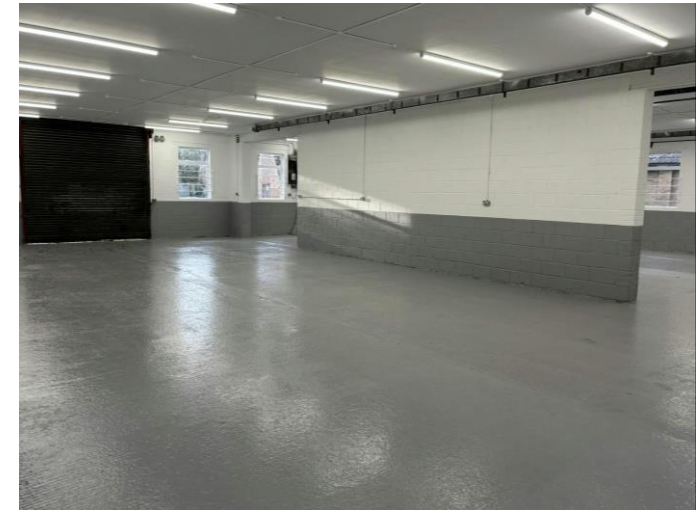
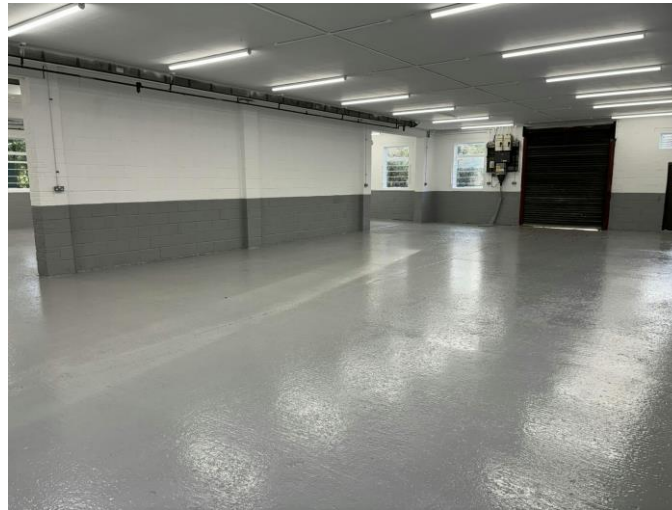
Rates Payable: £17,465

EPC

B - 29

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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