



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Rural Workshop with First Floor Offices
3,746 sq. ft (348.01 sq. m)

Unit 4 & 5, The Old Stick Factory, Fisher Lane, Chiddingfold, GU8 4TD



- Open Plan Ground Floor Workshop
- Internal Clear Height of 2.75m to Ground Floor
- First Floor Offices and Meeting Rooms
- Warehouse with 3.77m Eaves Adjoining
- Three Phase Power
- Excellent On-Site Parking
- 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 self-contained building, with workshop on the ground floor and offices to the first floor. On the ground floor there is a floor to ceiling height of 2.75m, double doors for loading and three phase power. To the first floor there are offices along with associated meeting rooms. There is an industrial unit adjoined to the building, which benefits from a minimum eaves height of 3.77m and three phase power. The property is suitable for a range of uses, previously being used for storage and display of machinery for sale.

ACCOMMODATION

	Sq. ft	Sq. m
Unit 4	1,198	111.30
1 st -Office	1,265	117.52
Unit 5	1,283	119.19
Total	3,746	348.01

TERMS

A new lease is available with terms to be agreed.

RENT

£39,750 per annum exclusive of VAT, service charge, business rates and utilities.

RATES

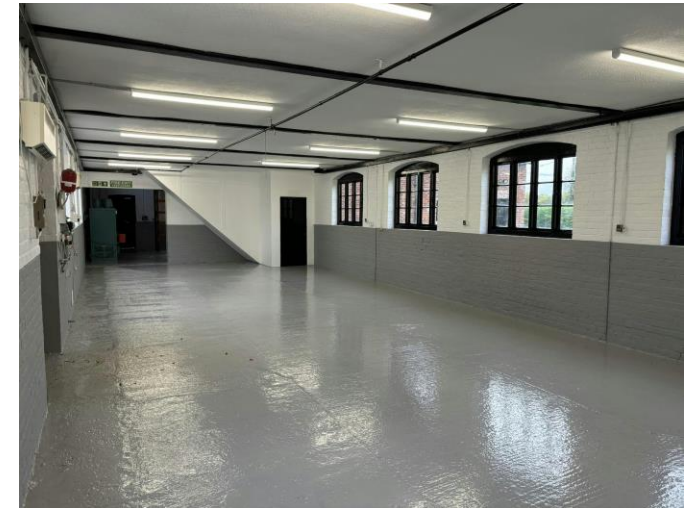
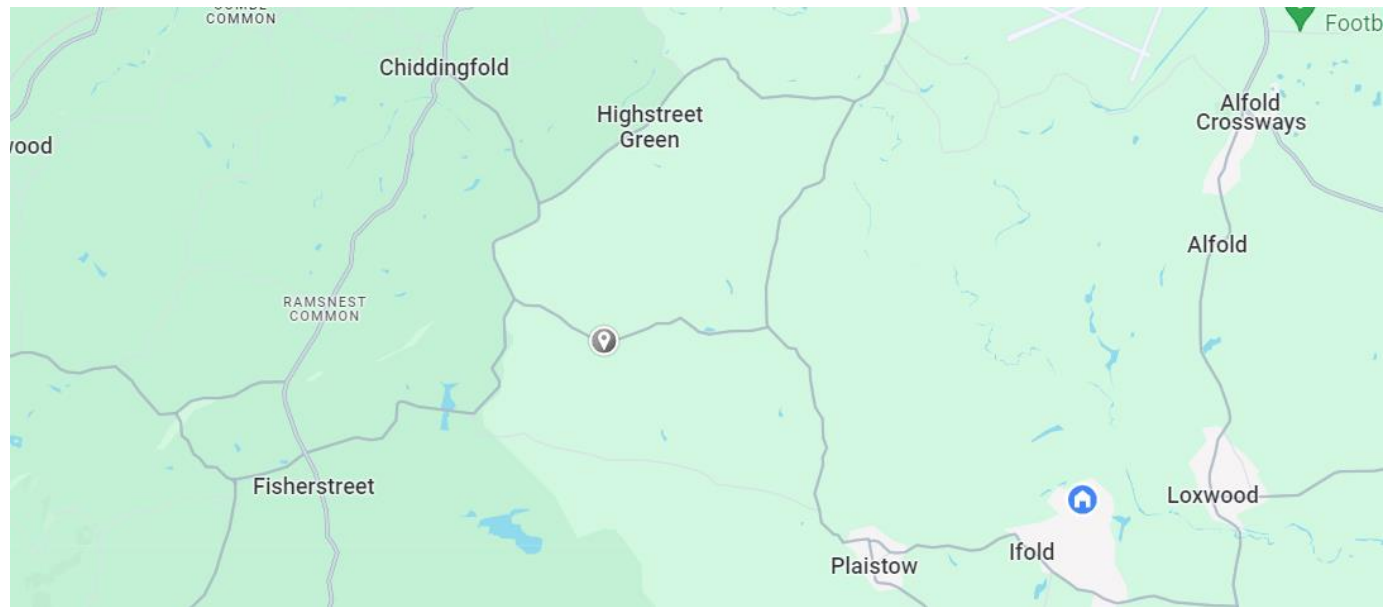
Upon enquiry.

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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