



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Warehouse / Open Storage  
2,084.86 sq. ft (193.69 sq. m)

**Unit B3, Chinthurst Farm, Chinthurst Lane, Bramley, Surrey GU5 0DR**



## KEY POINTS

- Roller Shutter Door
- 3 Phase Power
- Water Supply Present
- 2 Demised Parking Spaces in front of the unit
- Eave Height – 3.945m
- Door Width – 6.938m
- Door Length – 4.863m

## LOCATION

Chinthurst Farm is located on Chinthurst Lane linking Shalford with Bramley & Womersh. Guildford Town Centre is under 10 minutes away by car and the A3 is reachable in under 15 minutes via Compton to travel South and Guildford to travel North.

## DESCRIPTION

The storage unit measuring 3.945m in height at its lowest point and the yard space is accessed via a roller shutter door.

The additional roller shutter door provides access to a private open storage area, which is walled on every elevation. The unit benefits from 3-Phase power, florescent bulb lighting, water supply, insulated walls and 2 demised car parking spaces on site.

## ACCOMMODATION

	Sq. ft	Sq. M
Warehouse	1,115.01	103.59
Open Storage	969.85	90.10

## RENT

£17,300 per annum

## TERMS

*New Lease Terms to be Agreed*

## EPC

N/A

## 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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## CONTACT

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