

# BAGSHOT

Site at Swift Lane, GU19 5FH



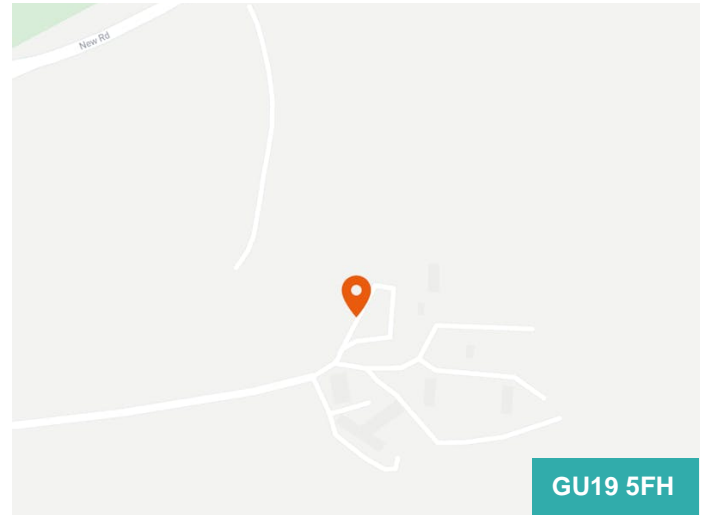
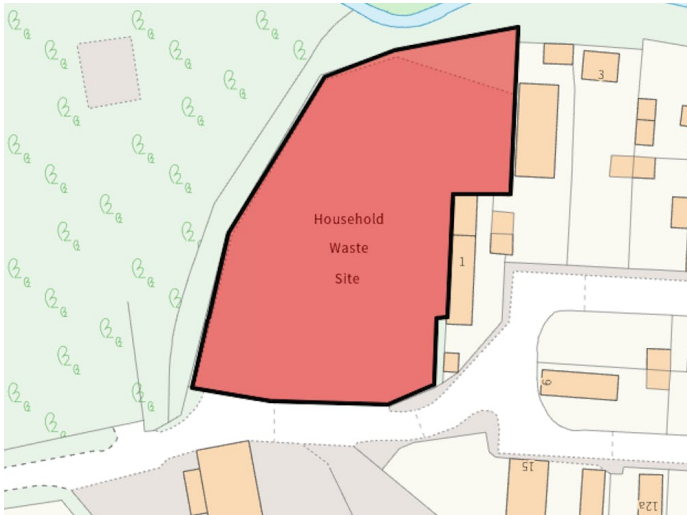
## OPEN STORAGE TO LET

**22,000 SQ FT**

- 0.5 acre of Hard Standing Suitable for Open Storage Subject to Planning
- Strong Location with Immediate Access to M3 via A322
- Available on specific terms\*

**SITE IN BAGSHOT LOCATED NEXT TO M3**

**vailwilliams.com**



## Summary

<b>Available Size</b>	22,000 sq ft
<b>Rent</b>	Rent on application
<b>EPC Rating</b>	Upon enquiry

## Description

Swift Lane is a site of 0.5 acres. The site has a single access point to the front, located via Swift Lane off the A322. The yard has concrete hard standing covering the whole area, with drainage, secure fencing, LED lighting and a gated entrance.

The site is available on specific terms as stated within the brochure. The site is to be cleared.

## Location

The site is located in Bagshot, down Swift Lane via the A322. The site can be accessed via the M3 within 5 minutes and benefits from good connectivity to wider areas including, Woking, Reading, Bracknell, Camberley and Basingstoke.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Yard	22,000	2,043.87	Available
<b>Total</b>	<b>22,000</b>	<b>2,043.87</b>	

## Viewings

Please contact the sole agent Vail Williams to arrange a viewing.

## Terms

Subject to contract without prejudice. Available by way of lease for a term of 5 years, with a mutual break option at the 2nd anniversary and 6 month mutual rolling breaks thereafter, outside of the Landlord and Tenant Act 1954.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Planning

Letting will be conditional to a change of use application



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