





## Secure Yard

- Not Suitable for Articulated Lorry Access or Motor Trade Uses
- Concrete Covered Yard
- Secure Development with CCTV and Robust Electric Gates
- Inclusive Rental Terms
- Includes two containers





## Location

The property is located within a secure light industrial yard just off Dorking Road A248 on Sample Oak Lane in Chilworth. The premises is next to Chilworth Train Station which provides regular services between Reading and Redhill. Chilworth lies 4 miles south east of Guildford and 9 miles to the west of Dorking.

## Description

The subject yard has a double gated entrance, metal fencing with wooden panelling, concrete coverings and comes with two key fobs for the electric gate. The site is clean, tidy and smoke free with CCTV and a robust electric gate at the entrance. With trading hours between 7am - 5:30pm Monday to Saturday, there is access outside these hours but only for non disruptive activities.

Motor Trade Uses will not be considered.

## Accommodation

Name	sq ft	sq m	Availability
Unit	1,989	184.78	Available
<b>Total</b>	<b>1,989</b>	<b>184.78</b>	

## Rent

£14,500 per annum Inclusive of Estate Charge.

## Rates & Charges

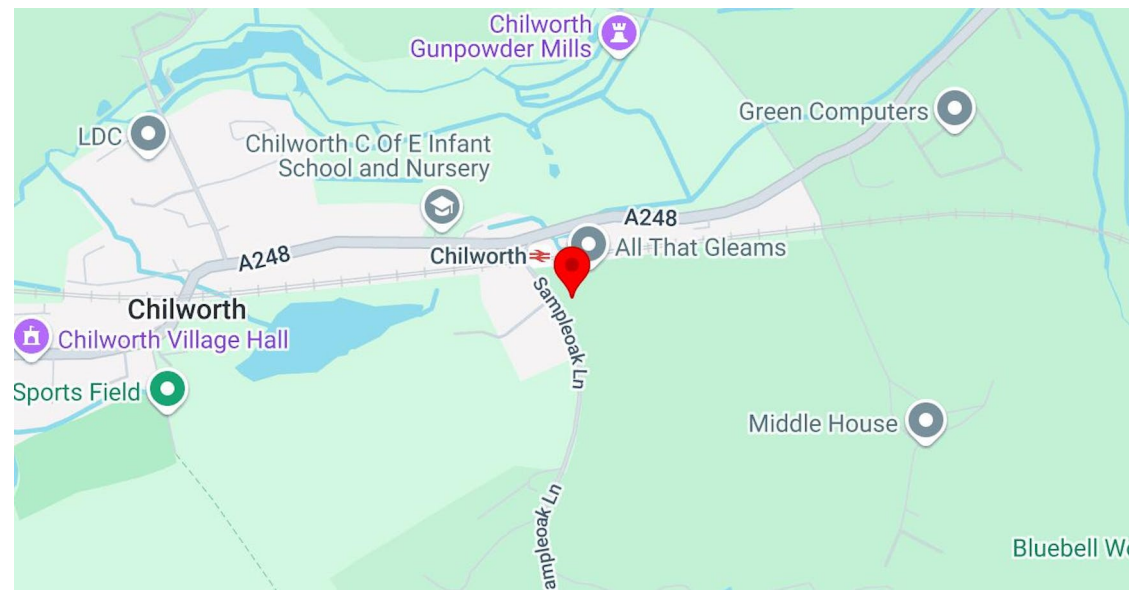
Rates payable: £2,594.80 per annum

## EPC

EPC exempt - No building present

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

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