



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Former Agricultural Light Industrial & Storage Units

549 sq. ft – 1,949 sq. ft

Units 1 & 2 Lone Barn, Shackleford, GU3 1DT

LOCATION

Set along a single, private road in a countryside setting, Hook Lane is one of the main connecting roads on to Puttenham Lane, which is the main connecting road between the small towns of Shackleford and Puttenham. The property benefits from good access connections; within a short driving distance of the A3 and A31 Motorways, linking North-South between London and Portsmouth, and East-West between Guildford and Aldershot respectively.

DESCRIPTION

Both units are standalone and constructed with a mixture of brick, steel portal frames and wooden rafters. Interior LED lighting is fitted along with secure roller shutter doors on Unit 1, which is more of a traditional light industrial unit which is now under offer. Unit 2 is more of a traditional office/storage unit and includes a WC. There is a small secured yard set between both units which is also included within the demise.

ACCOMMODATION

	Internal Space	Height	
Barn 1	165.94 m2 / 1,786 sq. ft.	6.4m / 21ft	Under Offer
Barn 2	51.07 m2 / 549 sq. ft.	2.1m / 6.9sqft	
External yard storage	1,400 sq. ft.		

TERMS

Available on a new lease with terms to be agreed

RENT

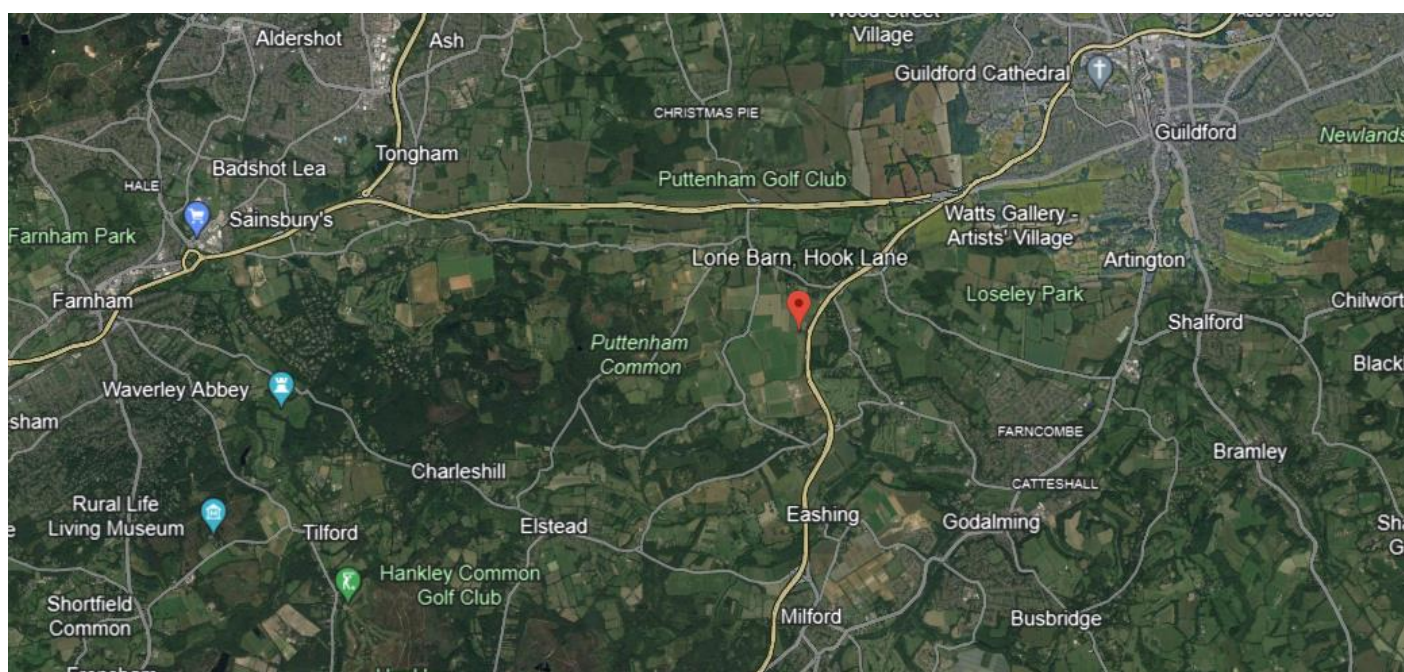
£15,000 p.a. for the whole site inclusive of external storage.

RATES/EPC

To be reassessed.

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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