



Owen
Isherwood
CHARTERED SURVEYORS


TO LET

STORAGE/DISTRIBUTION WAREHOUSE

1,115 Sq. ft. (103.59 sq. m)

Plus 964 Sq. ft. (89.56 sq. m) Secure Open Storage

CHINTHURST FARM, CHINTHURST LANE, BRAMLEY, SURREY, GU5 0DR

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- The image shows the interior of a storage unit. The walls are constructed from grey concrete blocks, with a dark, vertically-ribbed metal paneling at the top. The floor is made of dark, polished concrete. The unit is empty and well-lit.
- Access to Secure Open Storage
 - 4.8m in Height at Center
 - Secure Gated Access
 - 3-Phase Electrical Supply
 - Easy Access to Guildford and A3

LOCATION

Chinthurst Farm is located on Chinthurst Lane linking Shalford with Bramley & Wonersh. 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

Access to the property is via an impressive secure gated entrance, leading to several warehouses and the wider farm.

The storage unit measuring 4.8m in height is accessed via newly installed electrically operated roller shutter doors on both elevations of the property. 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 and lighting.

On-site parking is available at request.

Due to planning restrictions on the site, access is permitted from 8am to 6pm Monday through to Saturday. The unit is not accessible on Sundays and Bank Holidays.

ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Warehouse	1,115	103.59
Open Storage	964	89.56
Total	2,079	193.15

RENT

£16,500 per annum (No VAT)

RATES

Rates Payable (20/21): £0

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.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Charlie Williams

T: 01483 300 176

M: 07456 899972

E: charlie@owenisherwood.com