



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Storage / Distribution Unit

2,690 - 5,379 sq. ft (250 - 500 sq. m)

Unit C, Chinthurst Farm, Chinthurst Lane, Bramley, Surrey GU5 0DR

LOCATION

Chinthurst Farm is located on Chinthurst Lane linking Shalford with Bramley & Womersley. 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 subject property consists of a steel portal frame, metal cladding and concrete flooring with the addition of LED spotlighting. The unit has an eave height of 5.2m.

An office space is located at one end of the unit containing W/C and kitchenette facilities, powerpoints throughout in addition to carpeted flooring and an A/C unit.

For suitable occupiers, there is the ability to have the subject unit split into two fully independent units. Both units would be accessible through the current roller shutters measuring 5.5m high by 4.6m in length.

ACCOMMODATION

	Sq. ft	Sq. M
Unit C	5,379	499.8

RENT

£70,000 per annum for whole.
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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