



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Industrial and Open Storage Available

45,000 sq. ft site.

Valentines Farm, Ripley, Surrey, GU23 6NE



## LOCATION

The subject site is located Rose Lane just to the East of Ripley in Surrey. The property is located half a mile from the shops and amenities of Ripley Village and a mile from the A3, which runs between London and Portsmouth, connecting to the M25 at Wisley.

## DESCRIPTION

The subject site is accessed Rose Lane and offers a mix of open hardcore area, open concrete yard, covered storage and a factory secure unit. The site storage units have a 7-meter ridge height over a 60-meter span, with 115mm insulated sheet roof and sides, concrete wall base and factory floor slabs, roller shutter doors and the roof designed for future solar photovoltaic capacity.

The overall site has an automated security gate, 24-hour security cameras, 2m high security fencing, three phase electric and two water mains and foul cesspits.

## ACCOMMODATION

Open hardcore area - 32,670 ft<sup>2</sup>.  
Open concrete yard area - 45,738 ft<sup>2</sup>.  
Covered Storage - 4,940 ft<sup>2</sup>  
Factory secure unit - 6,415 ft<sup>2</sup>  
Stables & Paddock – 2 Acres

Total Site – 4.5 Acres

## UNITS TO LET

2 x 1000 sq. ft unit  
1x 2000 sq. ft unit available from May 2024

## RENT

Price on Application

## TERMS

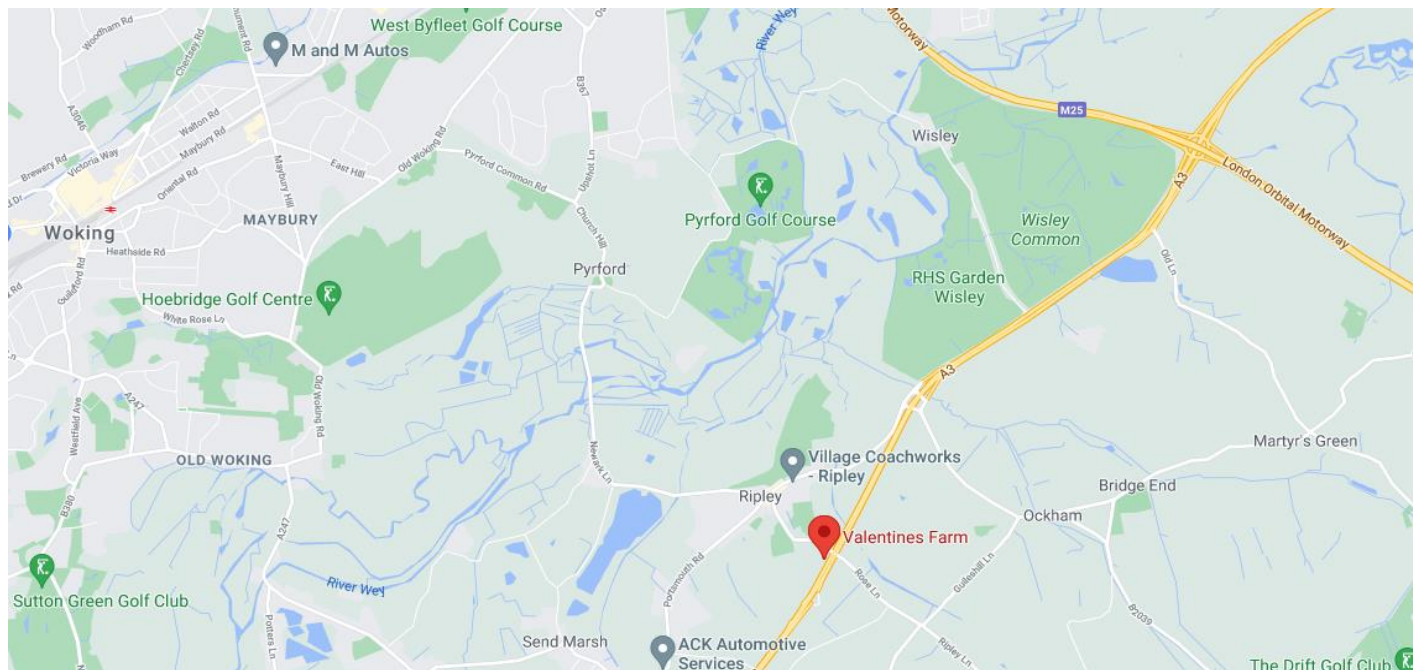
New leases is available with terms to be agreed.

## RATES

To be assessed.

## LEGAL COSTS

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



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

**Kieran Morgan**  
**T: 01483 300 176**  
**M: 07904377405**  
**E: [kieran@owenisherwood.com](mailto:kieran@owenisherwood.com)**