

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

1 MINT STREET, GODALMING, SURREY GU7 1HE

TEL: 01483 429393 www.westwoodandco.com

ECONOMICAL WAREHOUSE SPACE TO LET

AT
HIGHER PARK FARM
HALE BOURNE LANE
CHOBHAM
GU24 8SL

2 MILES FROM M3 JUNCTION 3, BAGSHOT



DESCRIPTION

The premises comprise part of a former 'Billy Smarts Circus' building which is now divided into 3 units. The space available is the central unit. It is constructed of concrete frame and roof with part insulated panels and clad with big six asbestos sheets. The floor is concrete, and the roller shutter door is electric. There is 3 phase electric and ample parking. Good eaves height inside.

SITUATION

The unit is situated in a rural location only 2 miles from junction 3 of the M3. Nearby settlements include Chobham village, West End village, Bagshot and further afield Ascot, Bracknell and Woking.

ACCOMMODATION

Concrete apron to full height electric roller shutter door to warehouse,

62' x 60' **Total:** 3720 sq ft (303.8 sq m)

3 phase electricity.

Separate toilet block.

Ample parking space.

TERMS.

Available on a short or medium term outside of the 1954 Landlord and Tenant Act on inclusive terms (rent and rates included) plus a modest service charge.

RENT.

£42,000 PAX + VAT if applicable.

VIEWING

Strictly by appointment with sole letting agents.



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Website www.westwoodandco.com

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through WESTWOOD AND COMPANY