



## Unit 4 & 5, The Old Stick Factory

Fisher Lane, Chiddingfold, GU8 4TD

### Rural workshop with first floor offices

3,746 sq ft

(348.01 sq m)

- Open plan ground floor workshop
- Internal clear height of 2.75m to ground floor
- First floor offices and meeting rooms
- Warehouse with 3.77m eaves adjoining
- Three phase power
- Excellent on site parking
- Containers available on request at £1,750 plus VAT.

## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 3,746 sq ft       |
| Rent           | £39,750 per annum |
| Business Rates | Upon Enquiry      |
| EPC Rating     | C (69)            |

## Description

The property comprises of a self contained building, with workshop on the ground floor and offices to the first floor. On the ground floor there is a floor to ceiling height of 2.75m, double doors for loading and three phase power. To the first floor there are offices along with associated meeting rooms. There is an industrial unit adjoined to the building, which benefits from a minimum eaves height of 3.77m and three phase power. The property is suitable for a range of uses, previously being used for storage and display of machinery for sale.

## Location

The property is located approximately two miles south of Chiddingfold in a rural setting. The A283 Petworth Road from Chiddingfold connects with the A3 at Milford, approximately five miles to the north. Other nearby towns include Haslemere (5 miles), Billingshurst (10 miles) and Guildford (11 miles). Rail services are available from Witley Station which is approximately two miles north of the Village.

## Accommodation

The accommodation comprises the following areas measured on a Gross Internal basis:

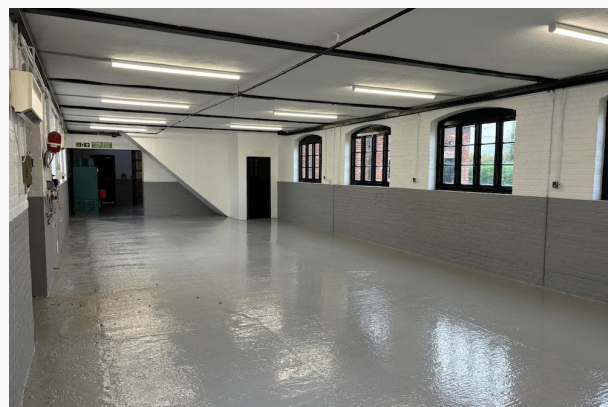
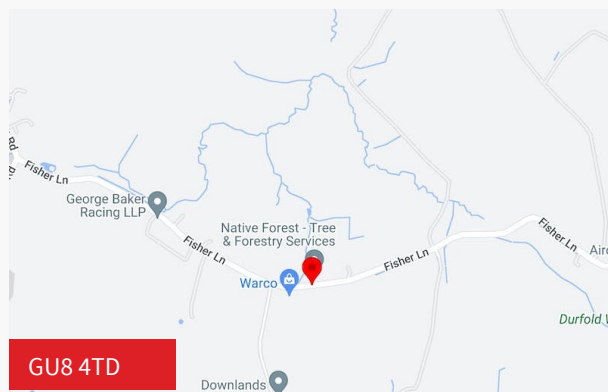
| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Unit - 4     | 1,198        | 111.30        |
| 1st - Office | 1,265        | 117.52        |
| Unit - 5     | 1,283        | 119.19        |
| <b>Total</b> | <b>3,746</b> | <b>348.01</b> |

## Terms

A new lease is available from the landlord for a term to be agreed. Rent is exclusive of VAT, service charge, business rates and utilities.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

Alex Blown  
01252 710822 | 07570 682196  
ablown@curchodandco.com

Matthew Munday  
01252 710822  
mmunday@curchodandco.com

Nick Reeve  
01252 710 822  
nreeve@curchodandco.com

More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 12/12/2023