



## Unit 2B & 2C, The Old Stick Factory

Fisher Lane, Chiddingfold, GU8 4TD

### Rural open plan workshop with two loading doors

3,630 sq ft

(337.24 sq m)

- Open plan workshop
- Three phase power
- Excellent on site parking
- Communal staff facilities
- LED lighting
- Large loading area
- Containers available on request at £1,750 plus VAT.

## Summary

Available Size	3,630 sq ft
Rent	£39,950 per annum
Rates Payable	£17,465 per annum
Rateable Value	£35,000
EPC Rating	B (29)

## Description

The property comprises of a factory with brick elevations under a pitched roof. Two roller shutter doors provide access to the units, which incorporates a solid floor and lighting throughout. There is also a three phase power supply.

## Location

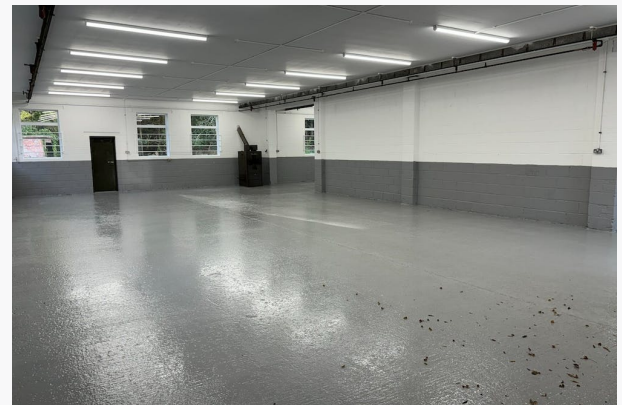
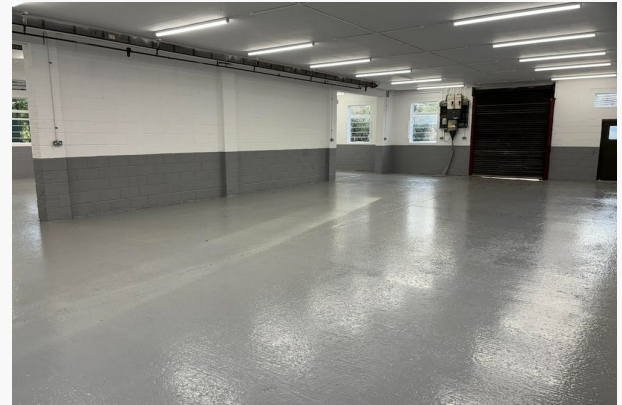
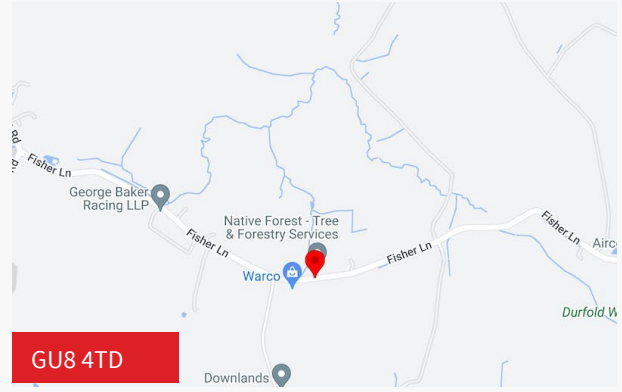
The property is located approximately two miles south of Chiddingfold in a rural setting. The A283 Petworth Road from Chiddingfold connects with the A3 at Milford, approximately five miles to the north. Other nearby towns include Haslemere (5 miles), Billingshurst (10 miles) and Guildford (11 miles).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

## 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

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