Owen Isherwood
CHARTERED SURVEYORS

Unit A2 Chinthurst Farm,, Chinthurst Farm, Guildford, GU5 0DR

TO LET | 4,328.91 SQ FT (402.17 SQ M)

Warehouse Unit

- LED Lighting
- 3 Phase Power
- Electric Roller Shutter Door
- Eve Height – 3.751m
- Door Width – 4.371m
- Door Height – 3.778m

Location

Chinthurst Farm is located on Chinthurst Lane linking Shalford with Bramley & Wonersh. 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

Access to the property is via an impressive secure gated entrance, leading to several warehouses and the wider farm. The warehouse is constructed with typical concrete block and corrugated steel sheet cladding. The roof is made from corrugated fibre cement. Access is provided through the electric roller shutter door. The unit benefits from LED lighting, three phase electrical supplies and electrically operated roller shutter doors.

On-site parking is available at request.

Accommodation

Name	sq ft	sq m	Availability
Unit - A2	4,328.91	402.17	Available
Total	**4,328.91**	**402.17**	

Terms

New Lease

Rent

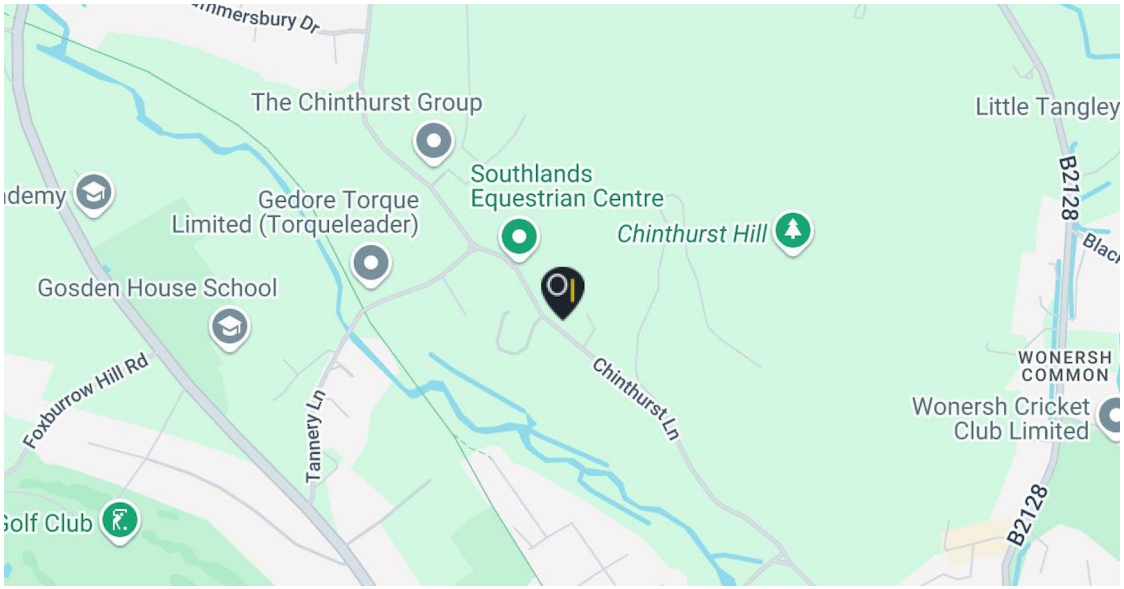
£40,000 per annum

EPC

EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Legal costs

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



Contact

Adam Fenney
T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

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