Owen Isherwood
CHARTERED SURVEYORS

The Old Tannery Building, Gedore Torque, Tannery Lane, Guildford, GU5 0AJ

TO LET | 3,783.95 SQ FT (351.54 SQ M)

ALL INCLUSIVE RENTS

Location

Located at Gedore Torque on Tannery Lane, this industrial unit is just off the A281 between Guildford and Bramley. The site offers good access via Tannery Lane and Chinthurst Lane, with Shalford Station nearby and local bus routes 24, 53, and 63 serving the area. The A281 connects to the A3 and M25 to the north, and to Horsham and Gatwick to the south.

Description

Located on an established industrial estate, this versatile unit offers appealing workshop or storage space. The property benefits from a roller shutter door, making it well-suited to a range of light industrial uses, in addition to polished concrete flooring, florescent tube lighting, W/C facilities, A/C and three phase power. The unit is available on a flexible, all-inclusive basis, with rent covering business rates and other occupancy costs, excluding only utilities and telecoms.

On site parking is available.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	2,641.61	245.41	Available
Ground - Ancillary Space	1,142.34	106.13	Available
Total	**3,783.95**	**351.54**	

Terms

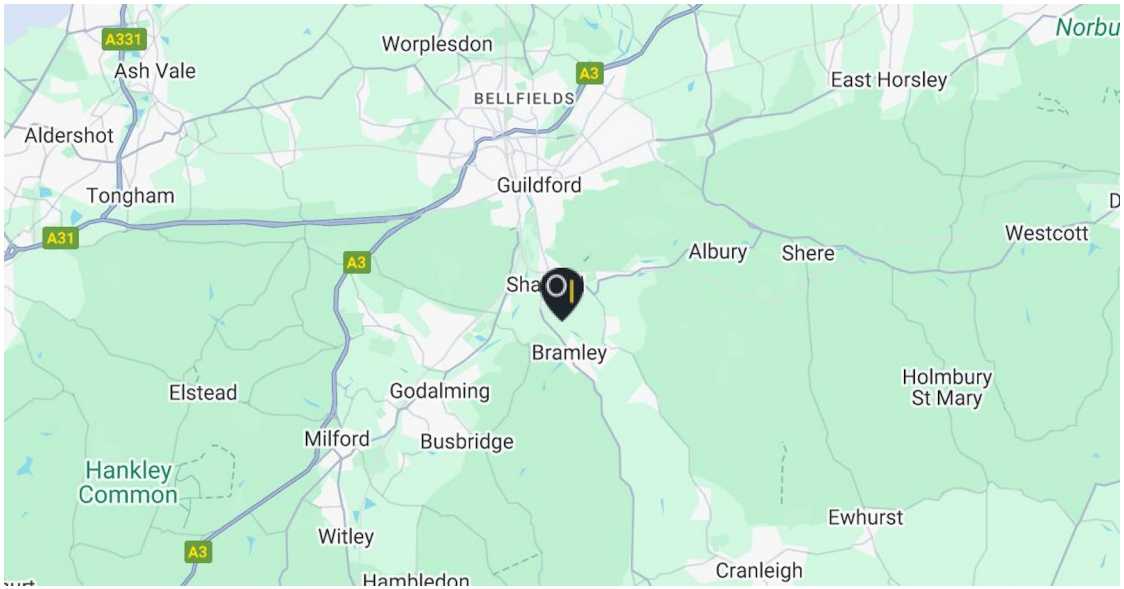
New lease terms inclusive of service charge and business rates to be considered.

Rent

£39,000 per annum + VAT

Legal costs

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



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