Owen Isherwood
CHARTERED SURVEYORS

The Gedore Unit, Gedore Torque, Tannery Lane, Guildford, GU5 0AJ

TO LET

Versatile climate-controlled storage and office unit.

- Prime location.
- Climate controlled.
- 3-phase power.
- Flexible layout.
- Easy access to A3 and M25.
- 2.6 max eaves.
- On-site office space.

Location

Located at Gedore Torque on Tannery Lane, just off the A281 between Guildford and Bramley, the site offers good road connectivity. The A3 and M25 are easily accessible to the north, with routes to Horsham and Gatwick to the south. Shalford Station is nearby, along with regular local bus services. The property sits within an established and accessible commercial setting.

Description

Consisting of the primary storage area and auxiliary office space, the subject space is well suited to accommodating a variety of uses. Previously used as a temperature-controlled space for equipment testing, the unit has the ability to closely control its climate. Featuring polished concrete flooring, A/C, single glazed windows, fluorescent tube lighting, powerpoints throughout and an eve hight of 2.2 meters stretching to 2.6 meters. Three phase power is also present on site.

Accommodation

Name	sq ft	sq m	Availability
Unit	1,990	184.88	Available
Ground	313	29.08	Available
Total	**2,303**	**213.96**	

Terms

New Lease

Rent

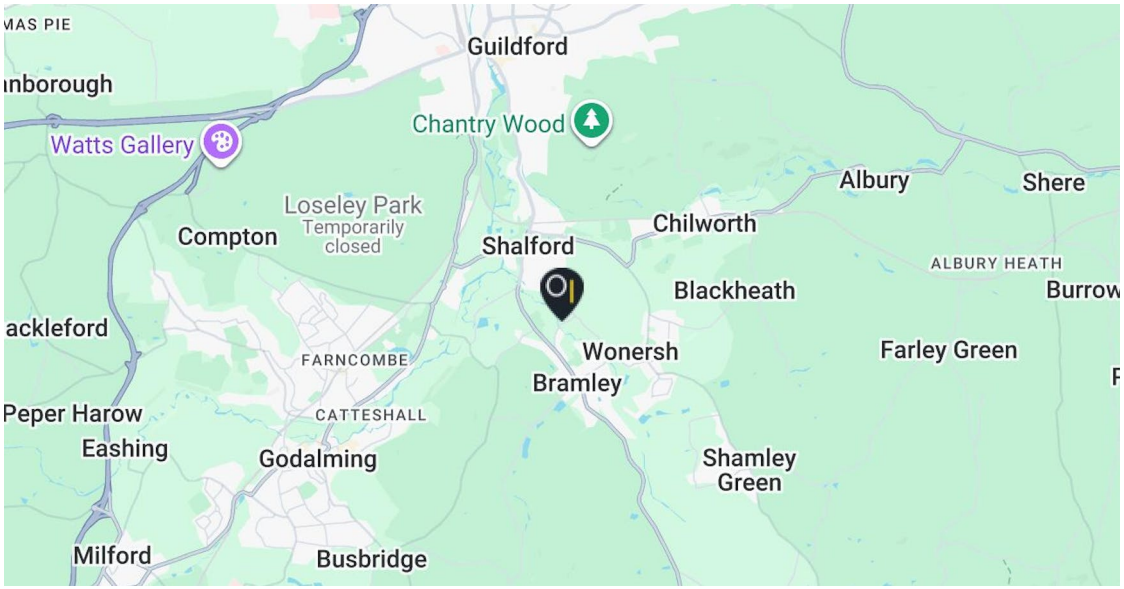
£32,000 per annum inclusive of Business Rates and Service Charge.

EPC

E (103)

Legal costs

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



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