Owen Isherwood
CHARTERED SURVEYORS

Meadow View, Gedore Torque, Tannery Lane, Guildford, GU5 0AJ

TO LET | 4,601.02 SQ FT (427.45 SQ M)

Location

Located at Gedore Torque on Tannery Lane, this workshop 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

The property comprises a stripped warehouse unit offering versatile open-plan accommodation suitable for a variety of industrial, warehouse, trade counter or light manufacturing uses. The unit will benefit from refurbished communal WC facilities, excellent natural light and generous on-site parking, with flexible lease terms available to suit occupier requirements. A roller shutter door can be installed if required.
There is also a small external yard space to the rear of the property.

Accommodation

Name	sq ft	sq m
Building	4,601.02	427.45
Total	**4,601.02**	**427.45**

Terms

New Lease

Rent

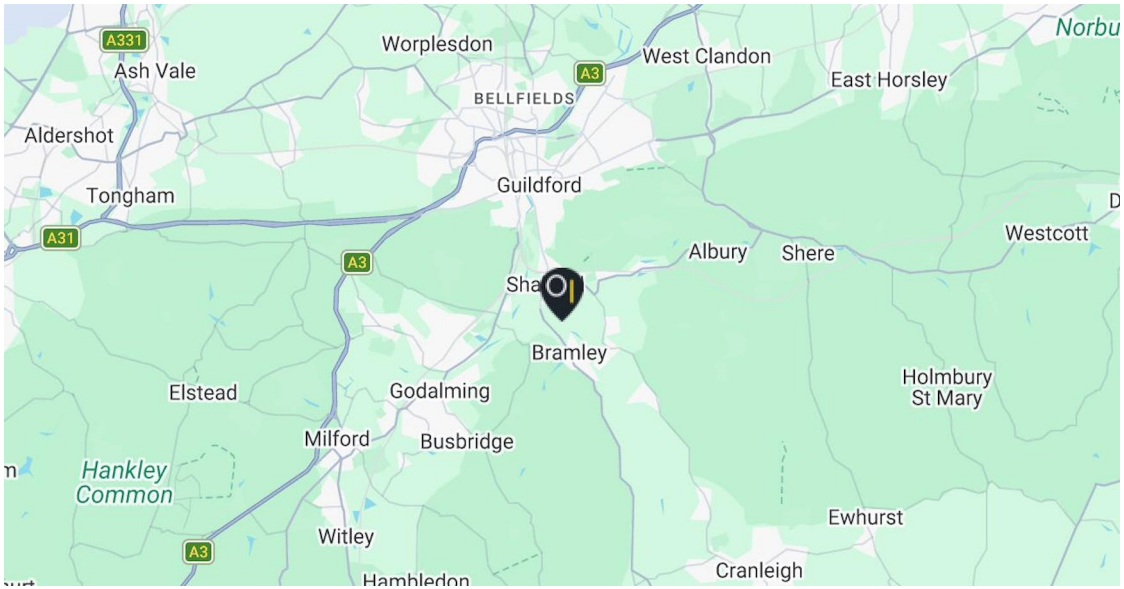
£59,800 per annum

EPC

D (86)

Legal costs

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



Contact

Amelia Watson
T: 01483 300176
M: 07983 498697
E: amelia@owenisherwood.com

Alex Bellion
T: 01483 300176
M: 07971 756068
E: alex@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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