

Owen Isherwood
CHARTERED SURVEYORS

Piccards Farm Barn, Sandy Lane, Guildford, GU3 1HD

TO LET | 1,533 SQ FT (142.42 SQ M)









Location

Piccards Farm is situated in an attractive position on Sandy Lane, to the south-west of Guildford town centre. The property lies within the wider Loseley Park Estate, an established private estate known for its countryside setting and mix of residential, agricultural and commercial occupiers.
Access is via Sandy Lane, which connects directly to the nearby A3100 Guildford to Godalming Road, providing road links to Guildford (approximately 1.5 miles to the north-east) and Godalming. The A3 is also readily accessible, offering fast connections to London, the M25 and the wider motorway network.

Description

The available accommodation comprises basic ground floor storage space with concrete flooring, timber roof trusses, fluorescent tube lighting and painted brick walls. The property is arranged in two sections, with access to one side via a roller shutter door and the main barn area via double timber doors. The accommodation is offered in basic, dilapidated condition and would be suitable for general storage or similar uses, subject to the necessary consents.

Accommodation

Name	sq ft	sq m	Rent	Availability
Ground - Storage	1,012	94.02	£10,100 /annum	Available
Ground - Storage - Roller Shutter	521	48.40	£5,200 /annum	Available
Total	**1,533**	**142.42**		

Terms

New Lease

Rent

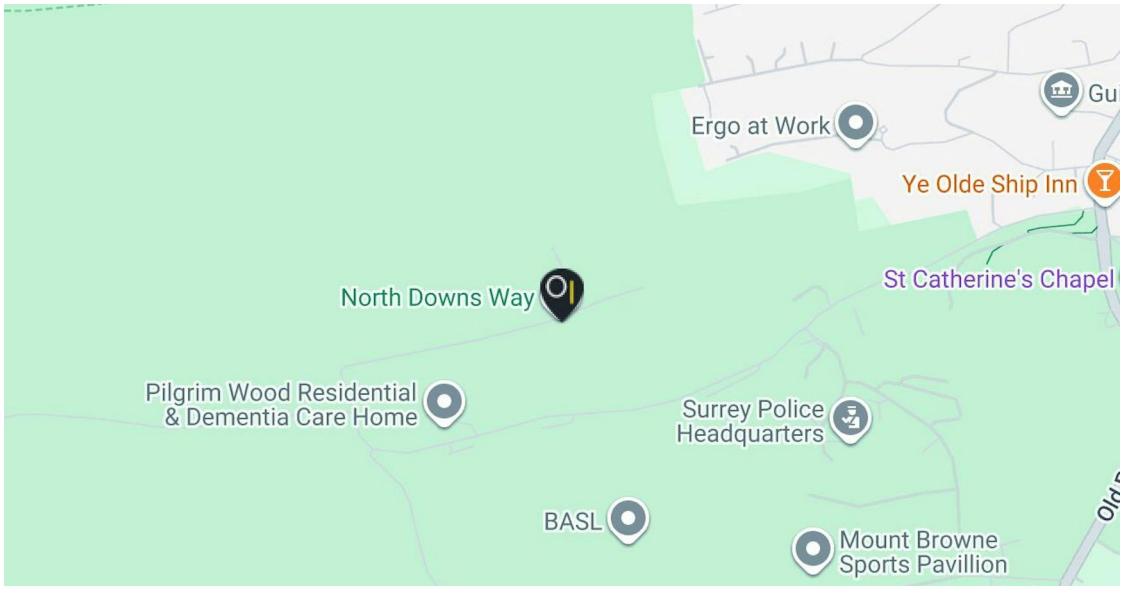
£15,300 per annum +VAT

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.







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