



WAREHOUSE/LIGHT INDUSTRIAL + OFFICE & STORAGE UNITS

TO LET (by way of new short-term leases)

Up to 19,000 sq ft (1,765 sq m) approx

Available in sizes from 250 sq ft to 19,000 sq ft approx



CHINTHURST FARM • CHINTHURST LANE • SHALFORD • GUILDFORD • GU5 0DR

LOCATION:

Chinthurst Farm is situated in Chinthurst Lane which is accessed from either Kings Road (A248) to the North or Horsham Road (A281) to the South. The property is located between the villages of Shalford, Wonersh and Bramley being approx 2.5 miles to the south east of Guildford and 7 x miles to the north of Cranleigh. Junction 10 of the M25 Motorway is some 9 x miles north east of Guildford centre and is accessed via the A3 (London to Portsmouth Road).

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION:

The available accommodation is arranged to provide an assortment of accommodation and a number of refurbished ex-agricultural buildings and stores together with associated hardstanding area on a rectangular shaped semi-landscaped site that extends to some 3/3.50 acres. Access in to the site is directly off Chinthurst Lane with the buildings being set back from Chinthurst Lane being separated and screened by mature hedge bordering broadly. Vehicular access off Chinthurst Lane is through an intercom / keypad operated 6 metre wide metal cantilever sliding gate, which leads into a car park/yard area off which separate access is gained to the available accommodation.

ACCOMMODATION:

The available accommodation is arranged as follows:

(All areas are GIA approx.)

- Building C - 497.00 sq m (5,350 sq ft)**
- Building A - 800.00 sq m (8,611 sq ft)**
- Building H - 106.48 sq m (1,146 sq ft)**
- Building B - 313.00 sq m (3,369 sq ft) + adjacent yard 229 sq m (2,465 sq ft)**

NOTE: Building B Could be divided in to 3 x units of broadly equal size

- Building G1 - 23.85 sq m (257 sq ft)**
- Building G2 - 23.85 sq m (257 sq ft)**
- Total -1,764 sq m (18,990 sq ft) approx.**

TERMS:

The buildings are available by way of new lease agreements for a period to be agreed.

RENT:

We are quoting **£7.50 psf exclusive** of Business Rates and Estate Service Charge.

VAT:

VAT will NOT apply to the rent but will apply to the Service Charge (A service supplied by Comfort International Ltd).

BUSINESS RATES:

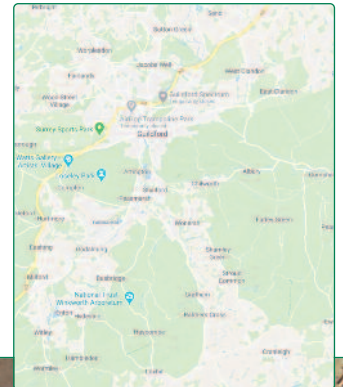
To be advised.

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com



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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.



BUILDING A



BUILDING A



BUILDING B



BUILDING B



BUILDING C



BUILDING C



BUILDING H



SITE ENTRANCE

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