



YARD

Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015

OPEN STORAGE YARD

Approximately 1/3rd acre site (1,300 sq m)

TO LET



OLD LAND FIELD

PORTSMOUTH ROAD • RIPLEY • NR. WOKING • SURREY • GU23 6EL

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

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w: www.gascoignes.com e: enquiries@gascoignes.com

OLD LAND FIELD

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- LOCATION:** The yard is located to the rear of a small industrial site in Send Marsh/Ripley and is accessed from Portsmouth Road. Guildford and Woking are within 5 miles of the site and access to the north/southbound carriageways of the A3 [London to Portsmouth Road] is within half a mile. Junction 10 of the M25 is within close proximity just after Ripley village centre.
- DESCRIPTION:** The property comprises a level open storage yard extending to approximately 1/3rd of an acre and is composed of compacted hoggin. The site benefits from water and electricity supply.
- The property includes a small storage building measuring approximately 460 sq ft.
- RENT:** Offer in excess of £30,000.00 per annum exclusive.
- There is an additional hard-standing parking area to accommodate at least 8/10 vehicles for customer/visitor parking adjacent to the site to be included in any agreements, but, not demised within the new lease.
- TERMS:** New 5 year lease with a mutual option to break at the end or the 3rd year of the term, subject to 6 months' prior written notice.
- VAT:** VAT will NOT be applicable.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- BUSINESS RATES:** Interested parties are advised to make their own enquiries with the Valuation Office Agency (VOA).
- VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:**



James Gray
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NOTE:

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