

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

## WAREHOUSE AND YARD TO LET

*1,775 sq ft (165 sq m) approx.*

*on 0.20 acre site*



### THE OLD SAW MILL

**OLD HOUSE LANE • BISLEY • SURREY • GU24 9DB**

**LOCATION:**

The premises are located on Old House Lane, off the A322 [Guildford Road] midway between Bisley and West End, within easy reach of the M3 [Junc. 3], M25 [Junc. 2], Surrey, Hampshire, South West London, Heathrow and Gatwick airports.

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

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# THE OLD SAW MILL

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**DESCRIPTION:** The premises comprise a secure site of approximately 8,500 sq ft (790 sq m) with concrete hardstanding, metal palisade perimeter fencing and a warehouse measuring approximately 1,775 sq ft (165 sq m) with 3.4m eaves height.

**ACCOMMODATION:** (all areas GIA and approx.)  
Total site area: 8,500 sq ft (790 sq m)  
Warehouse: 1,775 sq ft (165 sq m)

**AMENITIES:**

- Secure site with metal palisade fencing
- Yard with concrete hardstanding
- Warehouse with 3.4m eaves height and double access doors
- On-site WC facilities
- Direct access to A322 Guildford Road

**AVAILABILITY:** Available immediately.

**RENT:** £30,000.00 per annum exclusive.

**VAT:** The premises are NOT elected for VAT.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**RATES:**

Description:	Store and Premises
Rateable Value:	£22,500.00
Rates Payable:	£11,182.50 for the year 2016/17

**VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:-**



James Gray  
[james@gascoignes.com](mailto:james@gascoignes.com)

or

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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