

# Gascoignes

CHARTERED SURVEYORS

**TEL: 01483 538131**

**www.gascoignes.com**

*Voted Best Commercial Agency – Surrey Property Awards 2012*

## POTENTIAL DEVELOPMENT SITE

currently comprising **INDUSTRIAL/ WAREHOUSE UNITS** (30 ACRES APPROX)

plus **OPEN STORAGE LAND**

*up to 115,000 sq ft approx.*

**FOR SALE - FREEHOLD**

### NOTE:

THE SITE IS TO BE OFFERED FOR SALE WITH THE PRESENT OWNERS AND A THIRD PARTY JOINTLY PROSECUTING A RESIDENTIAL PLANNING APPLICATION.

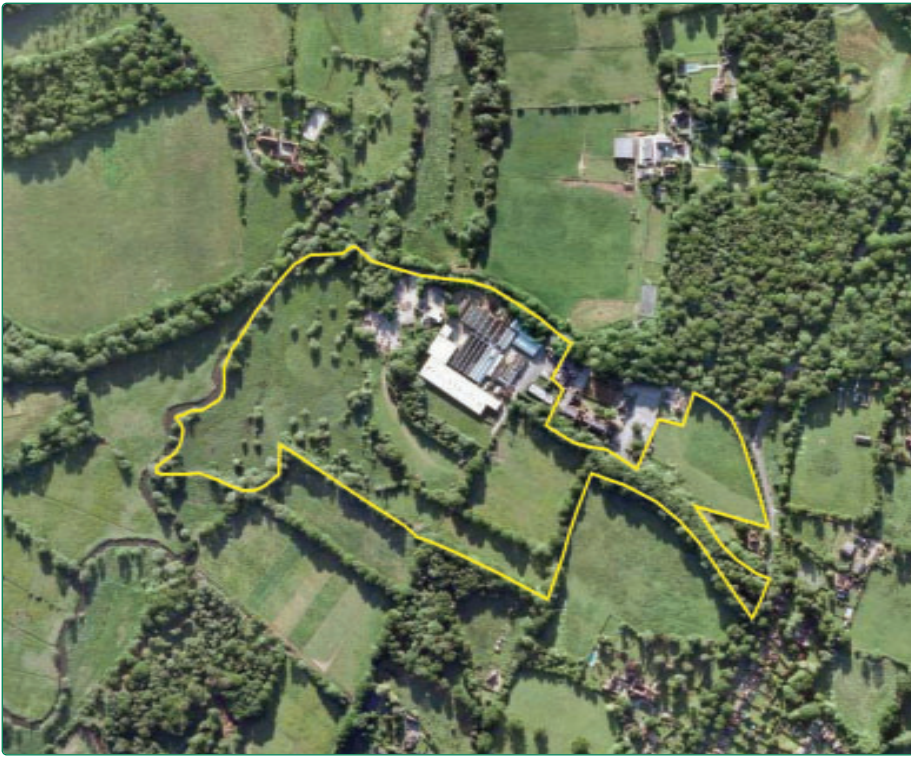


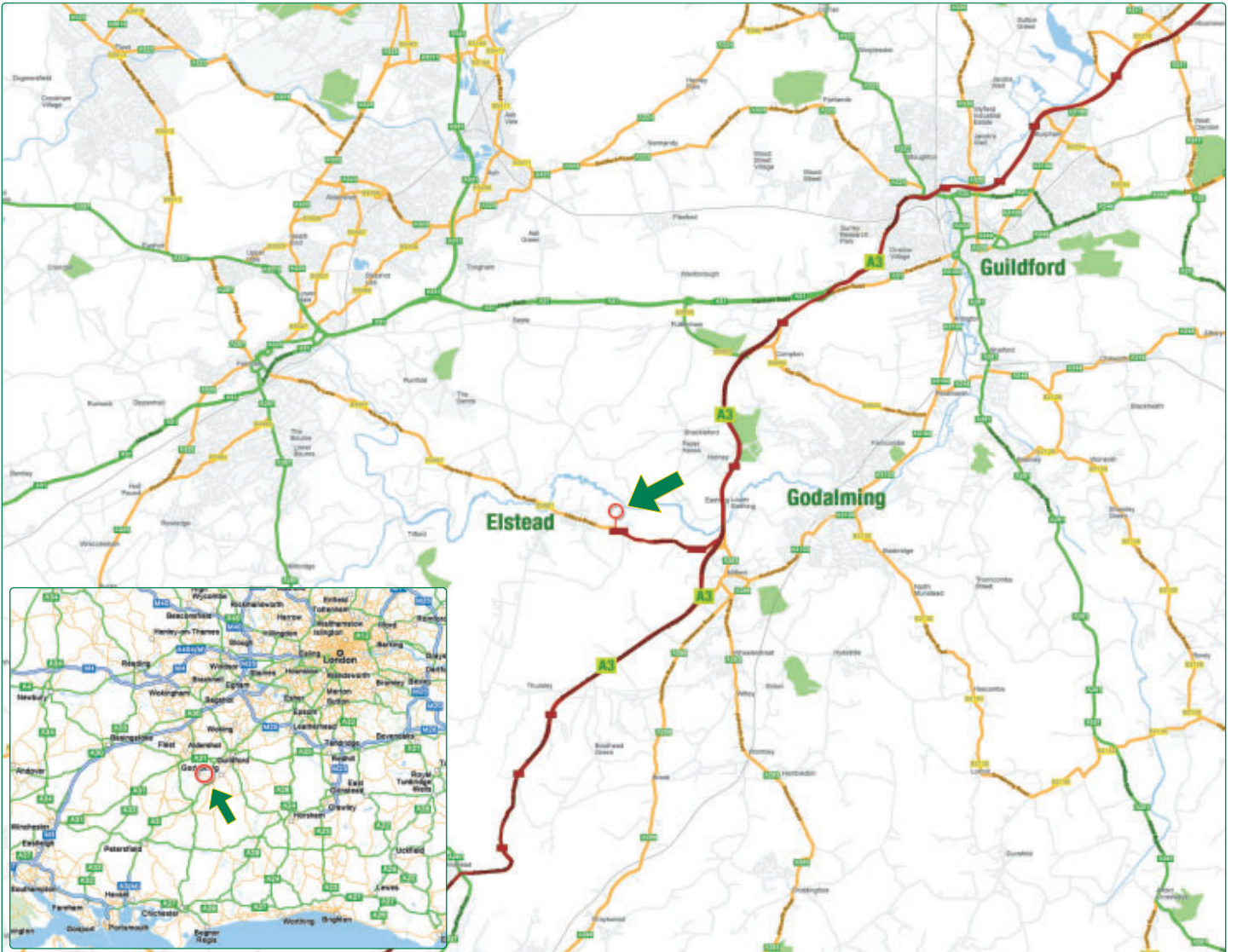
**SHACKLEFORD ROAD • ELSTEAD • SURREY GU8 6LD**

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

**T: 01483 538131 F: 01483 557549**

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





## SHACKLEFORD ROAD • ELSTEAD • SURREY GU8 6LD

- LOCATION:** The property is situated on Shackleford Road east of Elstead village. The A3 is easily accessible at the Milford/Godalming junction is approximately 2 miles away with onward dual carriageway links to the M25 at junction 10 around 12 miles distant, and southbound to Portsmouth.
- DESCRIPTION:** The Federal Mogul manufacturing works comprising a number of buildings of varying specification and age. Most units have loading doors and heating and there are substantial areas of open storage/car parking. The Site extends to some 30 acres in total of which some 7 acres comprises industrial/warehouse buildings and hardstanding areas.
- VAT:** All prices quoted are exclusive of VAT.
- TERMS:** The entire site is available freehold.
- LEGAL COSTS:** Each party to bear their own costs.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:-**



Rod Walmsley  
*rod@gascoignes.com*  
or  
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.