

**NEW BUILD COMMERCIAL UNITS
TO LET OR FOR SALE
2,152 sq ft - 10,760 sq ft (approx.)**



TANGLEY PLACE BARN • TANGLEY LANE • GUILDFORD • SURREY • GU3 3JZ

LOCATION:

The subject property is situated on the edge of Guildford Town, located just off of Tangley Lane, which runs adjacent to Worplesdon Road, accessed via Keens Lane or Gravetts Lane.

Guildford mainline station is just 3.0 miles away (10 minutes drive); offering good onward connections to both Portsmouth Harbour and London Waterloo. Other nearby public transport includes a bus stop located less than 5 minutes away on Worplesdon Road, offering 28, 91 and PT5 bus services; with connections to Guildford, Knaphill and Woking.

DESCRIPTION: The subject property will be formed of a newly converted and refurbished agricultural unit which has recently been granted Permitted Development permission under Class “R”; a flexible user class falling within Classes A1, A2, A3, B1, B8 or D2 (please note this excludes D1 – Medical & Healthcare).

These units are to be constructed to a “turnkey” condition with floor coverings, lighting, and air-conditioning provided throughout, along with fully fitted W&Cs and Kitchenettes. Full details of final specification available on request.

ACCOMMODATION: (all areas net and approx)

The accommodation is as follows:

Ground floor	499.80 sq m	5,380 sq ft
First floor	499.80 sq m	5,380 sq ft
Total	999.60 sq m	10,760 sq ft

Please note: the units can be split vertically into 5 units of circa 2,152 sq. ft. each to suit the purchaser.

KEY FEATURES:

- New Build, Out of Town Commercial Scheme
- Self-Contained Units with Flexible Class “R” User
- Ease of access to Guildford
- “Turnkey” finishes available

TENURE: The freehold interest of these units is available to purchase; or available on a new lease with terms to be agreed.

PRICE/RENT: Upon application.

BUSINESS RATES: To be assessed.

TIMEFRAME

FOR COMPLETION: These units are estimated to be completed in Q3 2020.

LEGAL COSTS: Each party to bear their own professional and legal costs.

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



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com



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

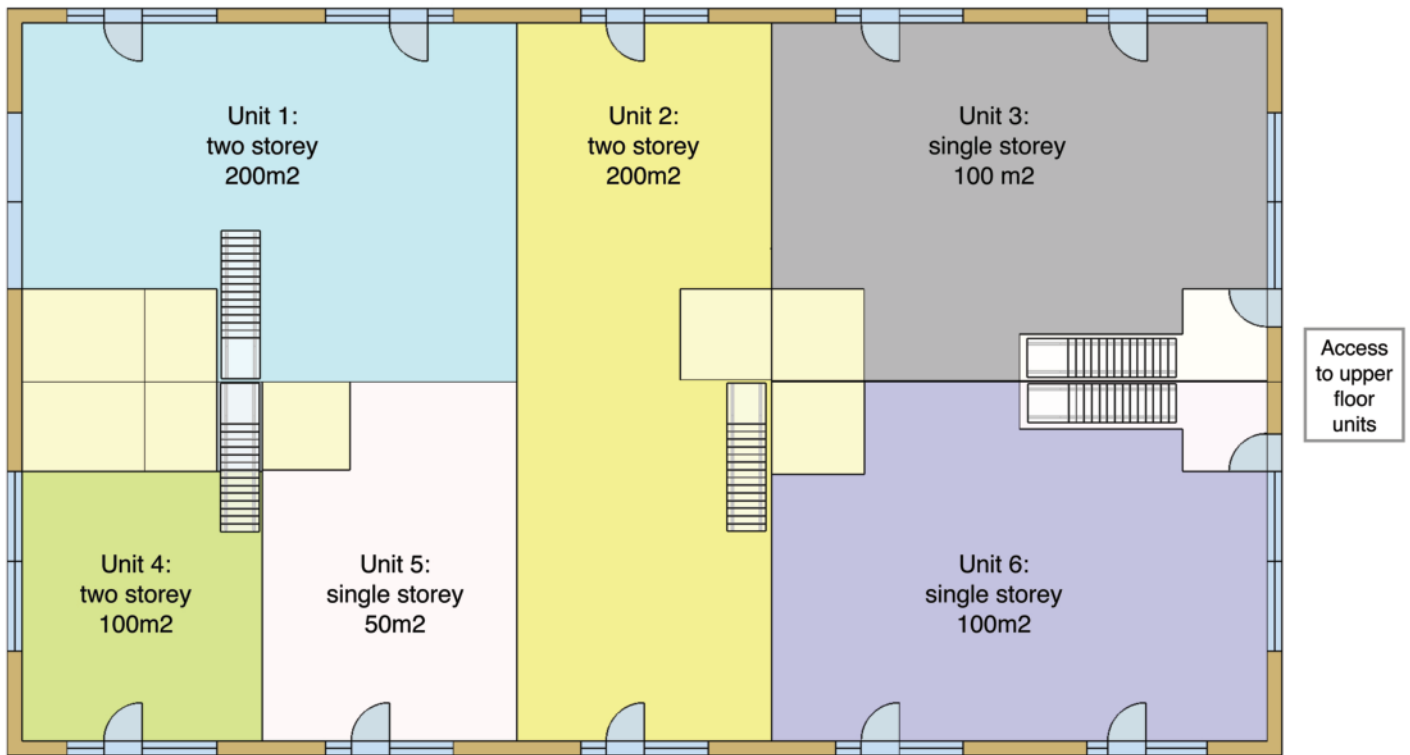
T: 01483 538131 F: 01483 557549

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

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. 4336372.

Tangley Place : business office layouts



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

T: 01483 538131 F: 01483 557549

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