

OPEN STORAGE LAND/ HAULAGE YARD

UP TO 1 ACRE
(smaller parts available)

TO LET
Short term flexible basis

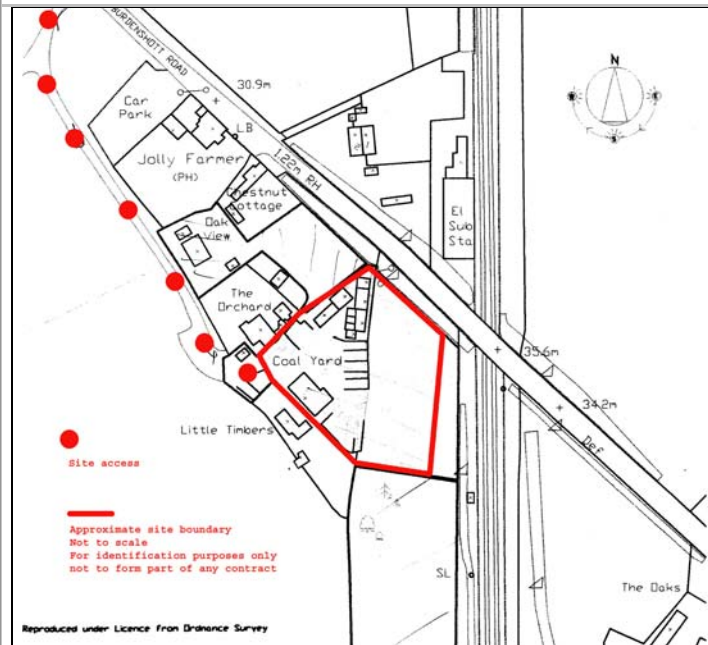
The Coalyard, Burdenshott Road
Worplesdon
Guildford GU3 3RN

**Owen Shipp**
CHARTERED SURVEYORS

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Description

- ✦ The total site area is about 1 acre currently used as a transport yard.
- ✦ Available as a whole or in parts.
- ✦ Majority of the land is hard standing open storage.
- ✦ Includes an open fronted storage building of about 1,250 sq ft with about 9ft clear headroom.
- ✦ The land has a Certificate of Lawful Use. Full details on request.
- ✦ Mains electricity, water and telephone. No mains drainage.

Location

- ✦ Situated off Burdenshott Road about ½ mile from the A320 Guildford Road.
- ✦ 2½ miles north of Guildford town centre.
- ✦ Approximately 2 miles from the A3.

Rent

Available at a rent of:
£1.00 per sq ft for the open storage areas
£4.00 per sq ft for the storage building.
Utility costs/services and landlord's insurance will be payable in addition to the rent.

Terms

To let on a short term tenancy agreement for a period to be agreed subject to landlord's break notices at agreed periods.

Rates

Rateable Value: £2,000
Rates Payable: £970 (2009/2010)

Viewing

Strictly by appointment with
Owen Shipp Chartered Surveyors
01483 450115
or joint agent Peter Richards, Hurst Warne
01252 816061