

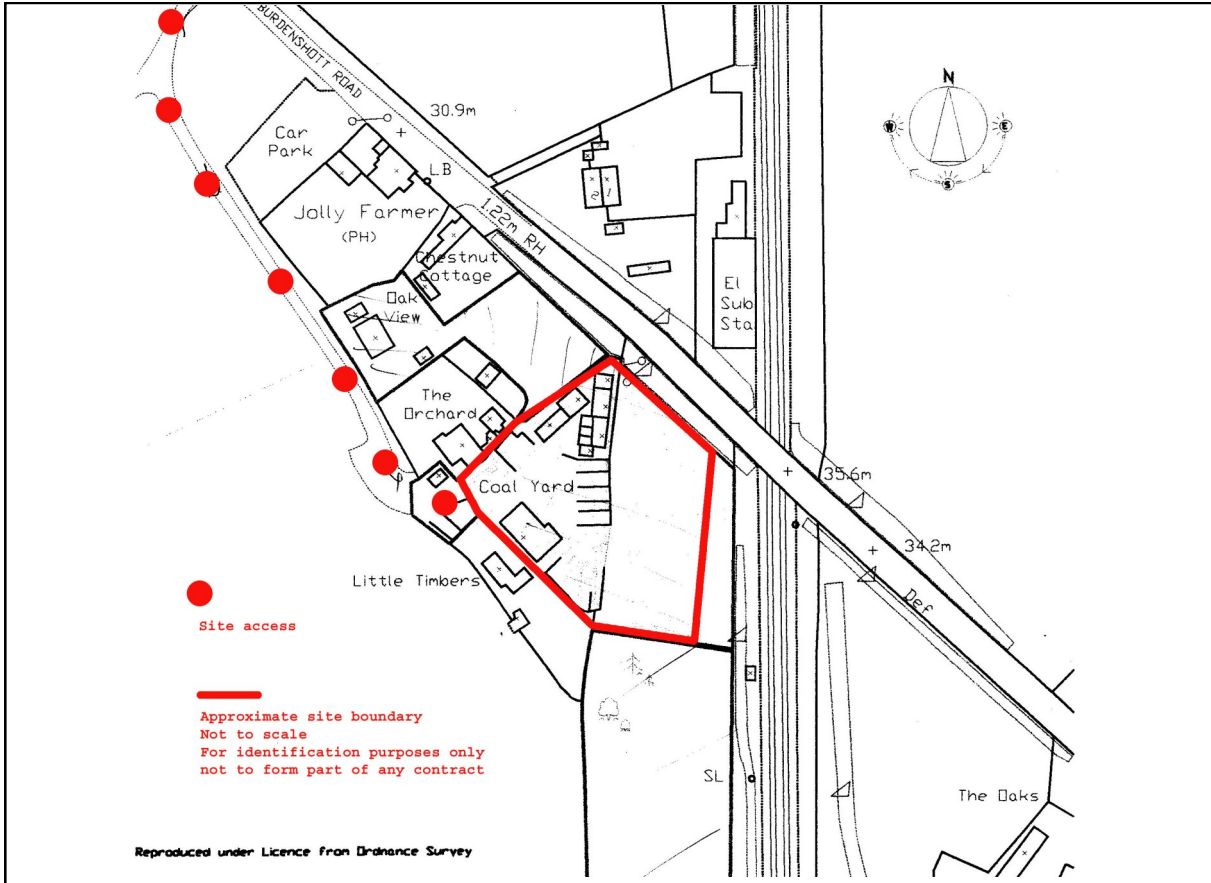
# OPEN STORAGE LAND

## TO LET



01483 450115

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## THE COAL YARD, BURDENSHOTT ROAD, WORPLESDON, GUILDFORD GU3 3RN

Site area about 1 acre

Current useable area of 0.68 acres

With open fronted storage building of 1,250 sq ft

Suitable for storage use



Owen Shipp Chartered Surveyors  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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**THE COAL YARD, BURDENSOTT ROAD, WORPLESDON ROAD, WORPLESDON, GUILDFORD GU3 3RN**

**Location**

The site is situated off Burdenshott Road about 0.5 mile from the A320 Guildford Road. It is approximately 2 miles from the A3 London to Portsmouth road and 2.5 miles north of Guildford town centre.

**Description**

The total site area is about 1 acre with a current usable area of 0.68 acres and was most recently used as a coal and transport yard. The majority of the land is hard standing open storage. There is 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. There is mains electricity, water (no mains drainage) and telephone.

**Rent**

£35,000 per annum exclusive.

**Terms**

A new 5 year lease to be granted.

**Planning**

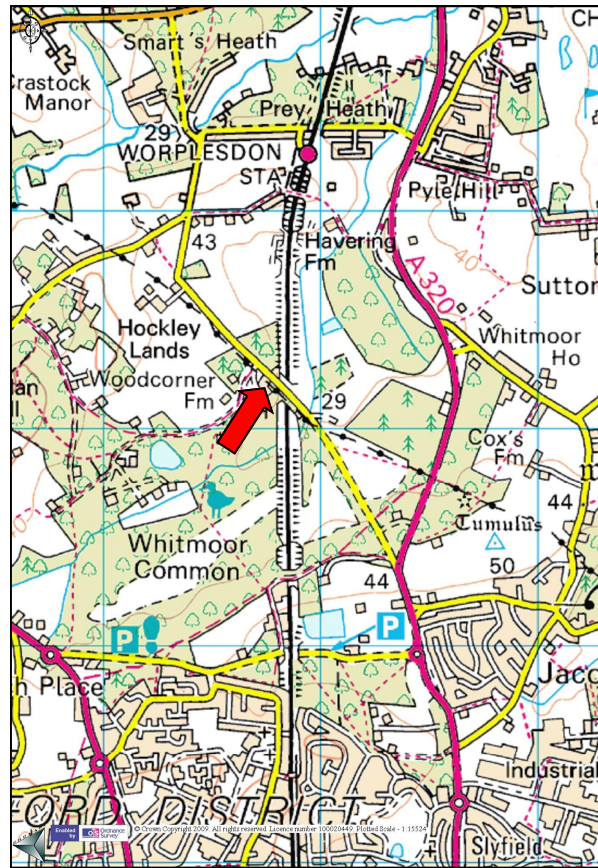
The site has a certificate of lawful use for use as “a transport and coal yard (incorporating haulage and storage)”. Please refer to the agent for further details.

**Rates**

To be assessed

**Legal Costs**

The ingoing tenant to bear our client’s legal costs incurred in the transaction.



**Viewing**

Strictly by appointment with the joint sole agents:



or

**Peter Richards  
at Hurst Warne  
01252 816061**

*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*