

**WORKSHOP/STORE
AND OFFICE
TO LET**



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SAMPLE OAK LANE, CHILWORTH, GUILDFORD, GU4 8QW

Semi-rural location

69.9 sq m (753 sq ft)

Close to Chilworth railway station



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

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Location

The premises are located in a semi-rural location in Chilworth village. About 200 yards from Chilworth railway station and Percy Arms public house. 3.8 miles from Guildford and 9.5 miles from Dorking.

Description

The premises are within a secure site with 24 hour access. The workshop/store has a concrete floor, steel roller door and gas blower heater. The adjoining office has dimplex heater, suspended ceiling and fitted carpets. There is shared use of WCs.

Accommodation

The gross internal areas are approximately as follows:

Workshop area	49.66 sq m	535 sq ft
Office area	20.23 sq m	218 sq ft
Total	69.89 sq m	753sq ft

Rent

£7,380 p.a. inclusive of rates, buildings insurance and external maintenance.

Lease

The premises are available by way of a new lease for a term to be agreed.

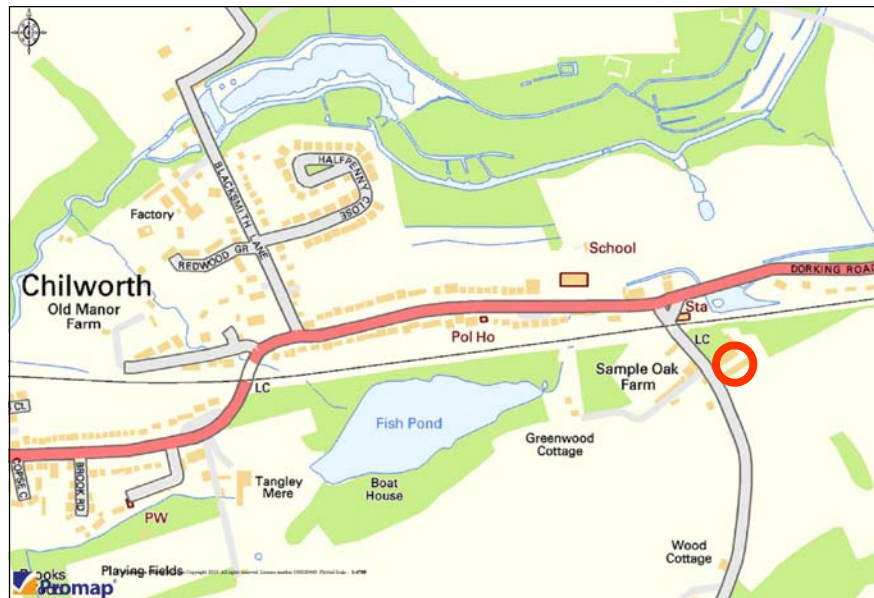


Energy Performance Certificate

Please refer to agent for details.

Viewing

Strictly by appointment with the sole agents:



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.

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