

**WORKSHOP / WAREHOUSE  
UNIT  
TO LET**



**01483 450115**

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**UNIT 10, LASCOMBE ESTATE, HIGHFIELD LANE,  
PUTTENHAM, GUILDFORD GU3 1BB**

674 sq ft (62.64 sq m)

Car Parking

Private WC and kitchenette facilities

Recently redecorated

Easy access to A3/A31



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

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## UNIT 10, LASCOMBE ESTATE, HIGHFIELD LANE, PUTTENHAM, GUILDFORD GU3 1BB

### Location

The premises are located on the Lascombe Estate just outside the village of Puttenham and a short drive from the A3 and A31. Guildford lies approximately 5 miles away and Farnham 7 miles distant.

NOTE: ACCESS NOT SUITABLE FOR HEAVY GOODS/CONTAINER VEHICLES.

### Description

The premises comprise a semi-detached workshop/warehouse unit with private WC and kitchenette facilities. There is a double loading door and a ridge height of 4.3 m. Parking for about 2 cars. We understand the premises have planning consent for B1/B8 uses to include light industry, wholesale warehouse and distribution centres.

### Accommodation

The approximate gross internal area is 62.64 sq m (674 sq ft).

### Rent

£5,995 per annum plus VAT, if applicable. The rent includes Estate Charge.

### Lease

A new full repairing and insuring lease to be granted for a term to be agreed. The lease to be contracted outside the Landlord and Tenant Act (1954) (SS24 - 28).

### Rates

Rateable value: £4,050

Rates payable: £1,721.25 (2011/2012)

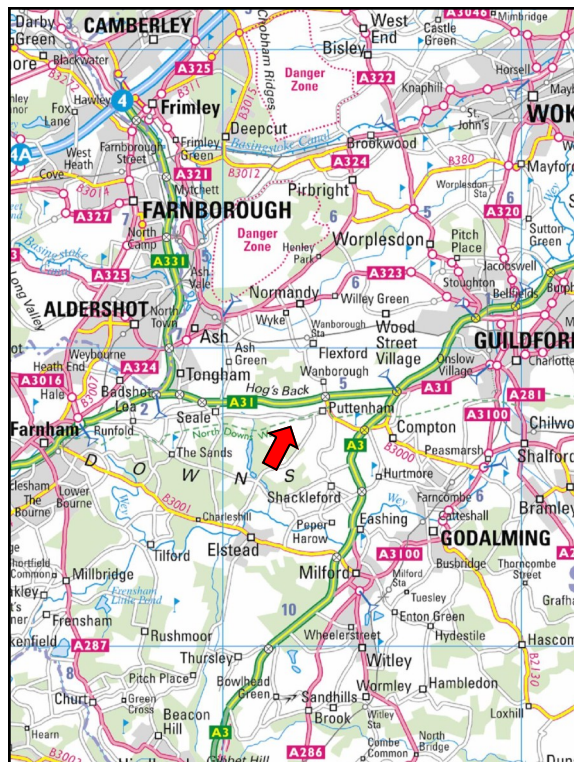
Small business rates relief may be applicable up to 100%. We advise interested parties to make their own enquiries at Guildford Borough Council (01483 505050).

### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

### Energy Performance Certificate

Please contact the 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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