



Location

Located at Gedore Torque on Tannery Lane, this industrial unit is just off the A281 between Guildford and Bramley. The site offers good access via Tannery Lane and Chinthurst Lane, with Shalford Station nearby and local bus routes 24, 53, and 63 serving the area. The A281 connects to the A3 and M25 to the north, and to Horsham and Gatwick to the south.

Description

Featuring a full height electric roller shutter door, florescent tube lighting, concrete flooring, oil heating facilities, first floor mezzanine, shared W/C facilities this industrial unit benefits from 5.37-meter eve heights in addition to three phase power. The unit is available on a flexible, all-inclusive basis, with rent covering business rates and other occupancy costs, excluding only utilities and telecoms.

On site parking is available.

Accommodation

Name	Building Type	sq ft	sq m	Availability
Ground	Industrial	1,290	119.84	Available
Mezzanine	Industrial	619	57.51	Available
Total		1,909	177.35	

Terms

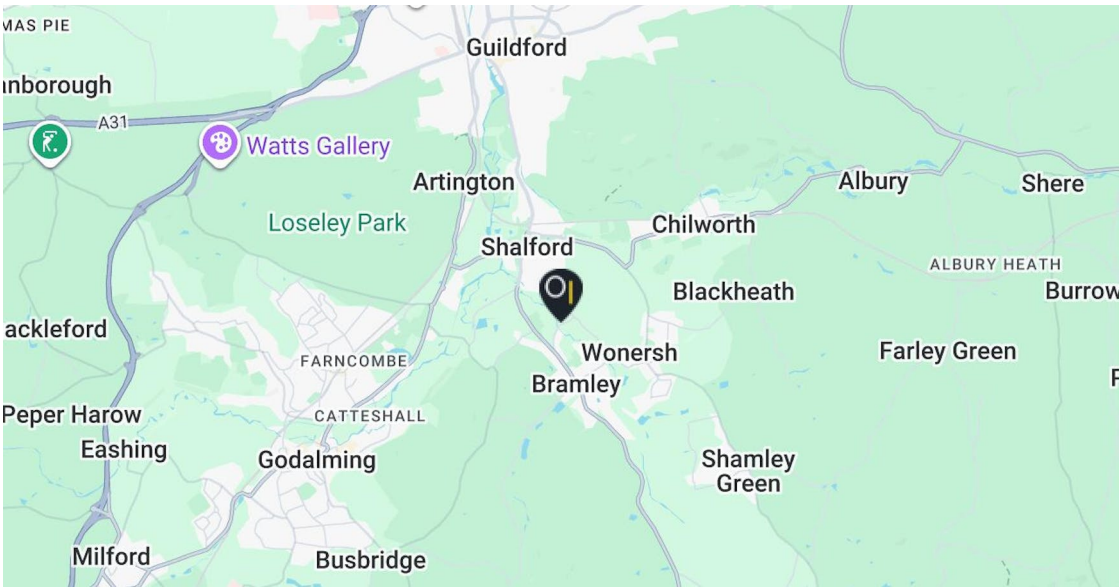
New lease terms inclusive of service charge and business rates to be considered.

Rent

£21,900 per annum + VAT

Legal costs

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



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