



Location

Located at Gedore Torque on Tannery Lane, this industrial/storage space 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

A compact storage/workshop unit, suitable small-scale industrial use or storage. Accessed via steps, it provides a functional solution for light industrial or storage needs with a raised loading bay. Including florescent tube lighting, single glazed windows, a mixture of exposed brickwork with painted walls and concrete flooring, 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	455	42.27	Available
Total		455	42.27	

Terms

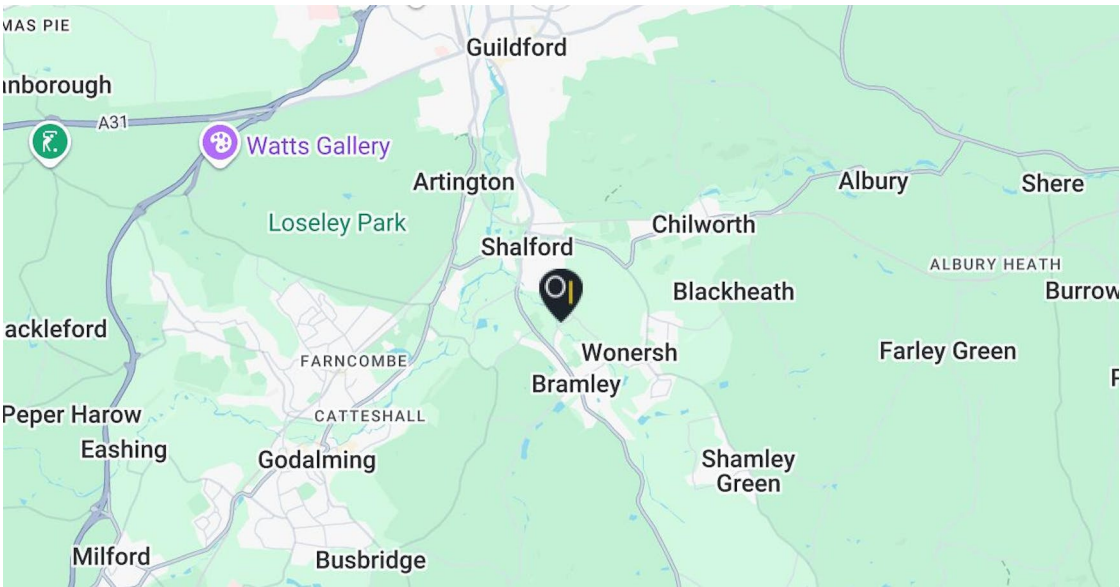
New lease terms inclusive of service charge and business rates to be considered.

Rent

£6,825 per annum + VAT

Legal costs

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



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