





Location

Piccards Farm is situated in an attractive position on Sandy Lane, to the south-west of Guildford town centre. The property lies within the wider Loseley Park Estate, an established private estate known for its countryside setting and mix of residential, agricultural and commercial occupiers. Access is via Sandy Lane, which connects directly to the nearby A3100 Guildford to Godalming Road, providing road links to Guildford (approximately 1.5 miles to the north-east) and Godalming. The A3 is also readily accessible, offering fast connections to London, the M25 and the wider motorway network.

Description

The subject site consists of both open storage, workshop and office space with supporting kitchenette and storage. The workshop is accessed via a shutter door with concrete flooring, fluorescent tube lighting and painted brickwork. The unit is supported by single phase power with additional storage located on site.

Accommodation

Name	sq ft	sq m	Rent	Availability
Ground - Workshop	1,266	117.62	£18,500 /annum	Available
Ground - Storage	1,012	94.02	£10,100 /annum	Available
Outdoor - Open Storage	839	77.95	included with workshop	Available
Total	3,117	289.59		

Terms

New Lease

Rent

£10,100 - £28,600 per annum +VAT

Rates & Charges

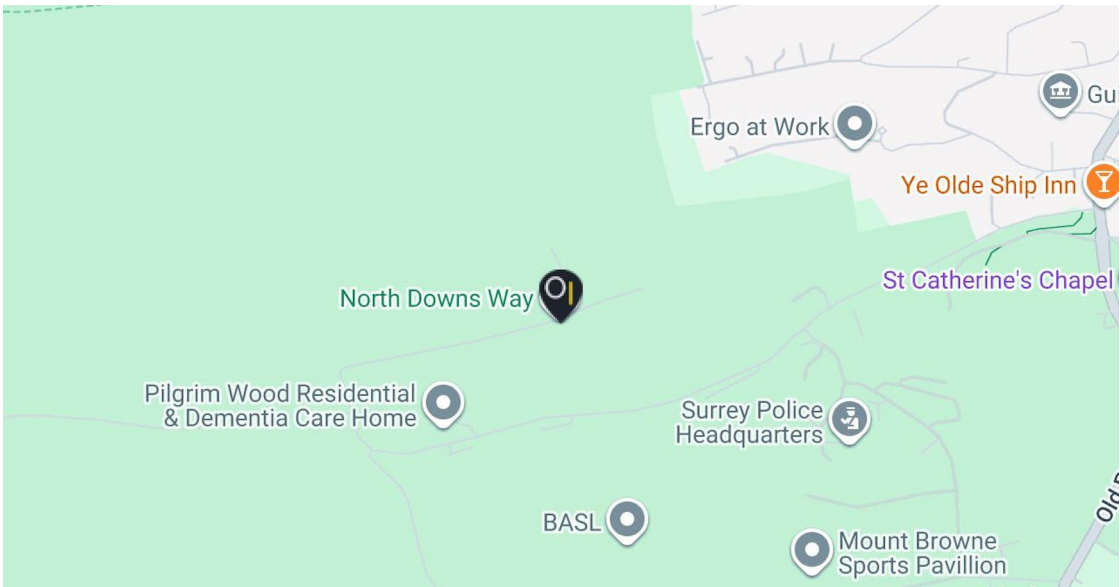
Rateable value: £13,000
Rates payable: £5,616 per annum

EPC

EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Legal costs

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



Contact

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