



Unit 6 Stag Hill, Guildford And Godalming Bypass, Guildford GU2 7RZ

TO LET

End of Terrace Industrial Unit

**2,945 Sq Ft
(274 Sq M)**

DESCRIPTION

The property comprises an end of terrace light industrial workshop with brick elevations and pitched roof with skylights. Internally the unit provides a GF warehouse/storage area which is accessed via two electric roller shutter loading doors. There is a separate personal door which leads to additional first floor office/storage accommodation with kitchen facilities. There is a WC on both floors.

Externally there is a good sized loading area and allocated car parking.

- ✓ Kitchen facilities
- ✓ Ample parking
- ✓ Prominent location
- ✓ Great access to A3
- ✓ 2 electric roller shutters
- ✓ 2 WC's



LOCATION

The property is situated in a prominent location 1 mile from Guildford Town Centre and 15 minutes from Junction 10 of the M25.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Workshop	2,441	227
First Floor	503	47
Total	2,945	274

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

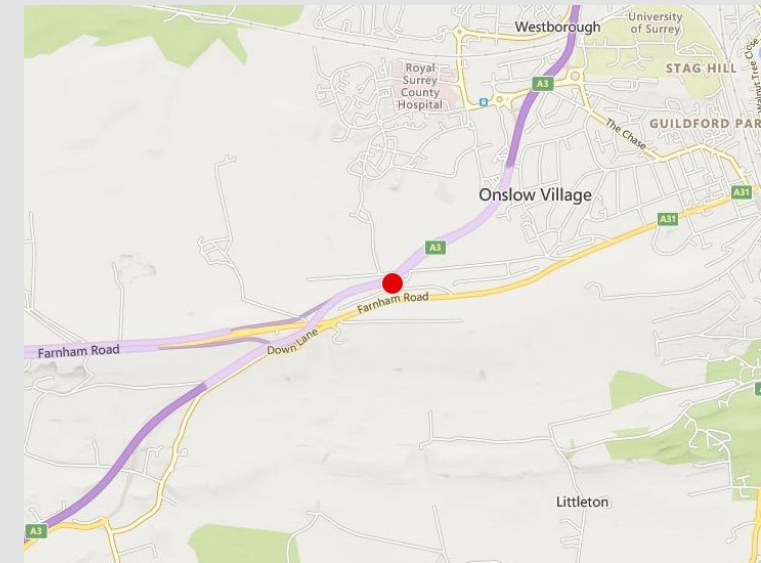
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Quoting rent is £36,000 per annum

EPC

EPC - D (80)



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 07-Nov-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Will Farrer
07729 074367
wfarrer@lsh.co.uk