



Owen  
Isherwood  
CHARTERED SURVEYORS

Front Unit, Sample Oak Lane, Chilworth, Guildford, GU4 8QW

**TO LET | 645.50 SQ FT (59.97 SQ M)**

## Location

The property is located within a secure light industrial yard just off Dorking Road A248 on Sample Oak Lane in Chilworth. The premises is next to Chilworth Train Station which provides regular services between Reading and Redhill. Chilworth lies 4 miles south east of Guildford and 9 miles to the west of Dorking.

## Description

This versatile, newly refurbished Class E unit offers bright and modern workspace suitable for office, leisure, or light industrial purposes. The property features LED lighting and carpeting throughout, along with electric radiators. Additional benefits include a private WC, kitchenette, and two allocated parking spaces.

## Accommodation

Name	sq ft	sq m	Availability
Building	556.50	51.70	Available
Building - WC	89	8.27	Available
<b>Total</b>	<b>645.50</b>	<b>59.97</b>	

## Terms

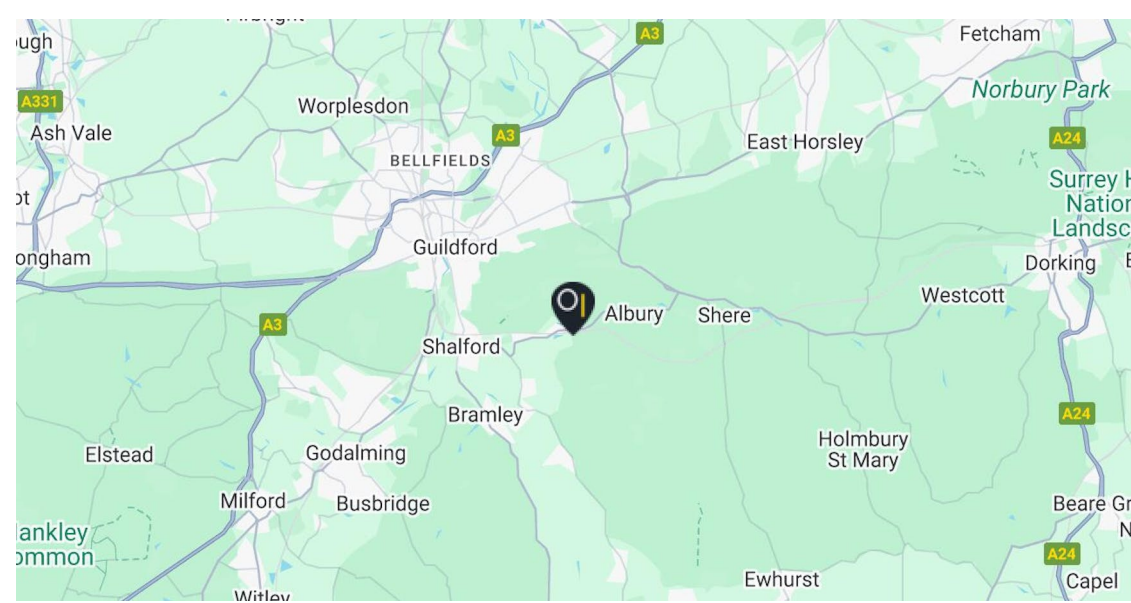
New Lease

## Rent

£1,350 per month

## Legal costs

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



## Contact

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