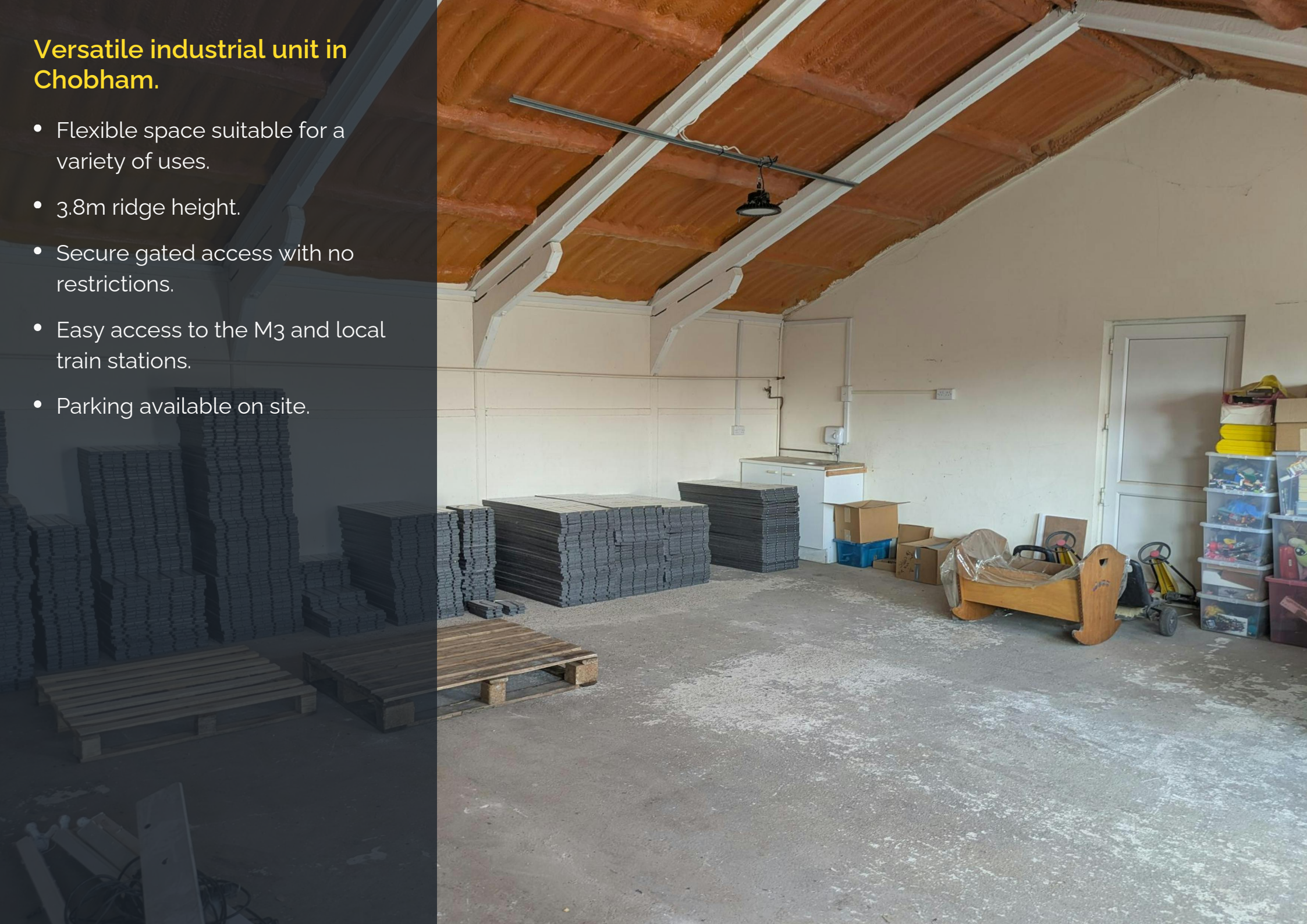
Owen Isherwood
CHARTERED SURVEYORS

Unit 7, The Barns, Pennypot Lane, Chobham, GU24 8DJ

TO LET | 712.61 SQ FT (66.20 SQ M)

Versatile industrial unit in Chobham.

- Flexible space suitable for a variety of uses.
- 3.8m ridge height.
- Secure gated access with no restrictions.
- Easy access to the M3 and local train stations.
- Parking available on site.



Location

The property, located at The Barns in Chobham, offers excellent connectivity with both Sunningdale and Woking Stations only a short drive away providing direct links to London Waterloo. Located roughly 10 minutes away from the M3 it also allows easy access to the M25 and wider motorway network.

Description

The premises offer a clean, open plan workspace suitable for a variety of light industrial or storage and distribution uses. The unit is part of a converted barn development with a timber clad exterior and double door entry, it also features a distinctive pitched roof with a generous 3.8m ridge height.

Accommodation

Name	sq ft	sq m	Availability
Ground	712.61	66.20	Available
Total	**712.61**	**66.20**	

Terms

New Lease

Rent

£15,000 per annum (inclusive of service charge, no VAT)

EPC

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

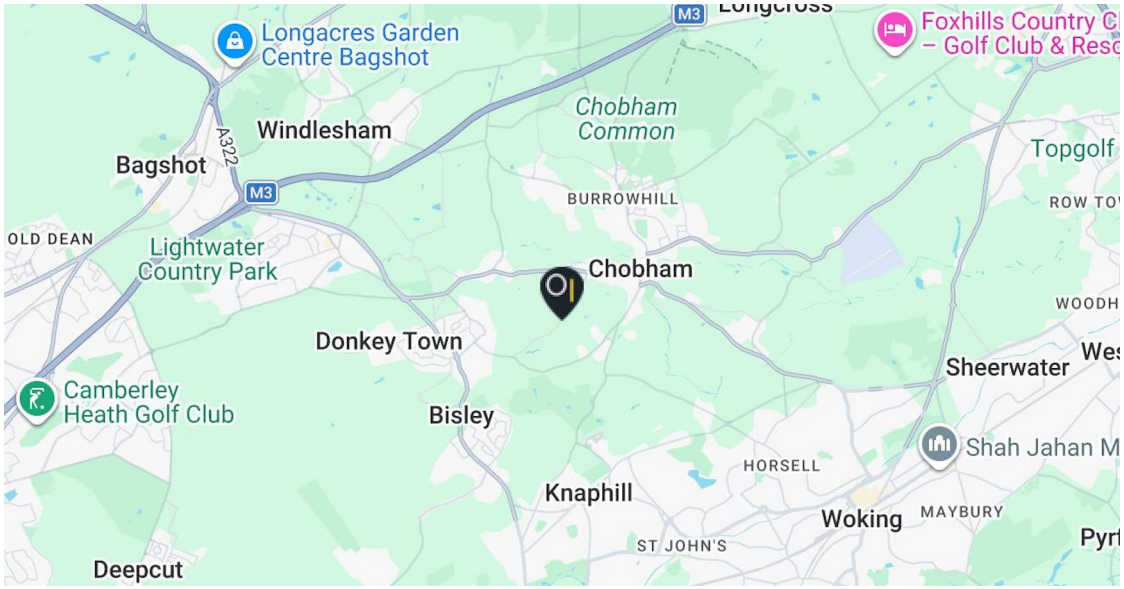
Rates & Charges

Rateable value: £8,800

100% Small Business Rates Relief for qualifying tenants.

Legal costs

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



Contact

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