

Industrial / Warehouse

TO LET



CURCHOD&CO



A2 Tannery Studios

Tannery Lane, Send, Woking, GU23 7EF

Secure Industrial/Warehouse

1,468 sq ft

(136.38 sq m)

- Excellent location with canal views
- Minimum clear internal height 6.1m
- Shutter door 5.3m high x 4.9m wide
- Free parking
- EV charging points

Summary

| | |
|----------------|-------------|
| Available Size | 1,468 sq ft |
| Business Rates | N/A |
| EPC Rating | A (23) |

Description

Unit A2 offers a secure and accessible warehouse in a prime Surrey location. The facilities are designed to support businesses seeking to optimise their operations and streamline workflow. The property benefits from free parking including multiple EV charging points.

Location

Tannery Studios is situated in a rural area just off the River Wey, in a recognised National Trust area. This location offers seamless connection to Woking town centre and Guildford both being a 10-mintue drive away. Occupiers can make use of the bus stop on send road, a 5-mintue walk away, which offers services to Guildford and Woking. The A3 is only a 5-mintue drive away from the Studio, providing access to Junction 10 of the M25, central London and Hampshire.

Terms

The space is available on a new lease, with terms to be agreed.

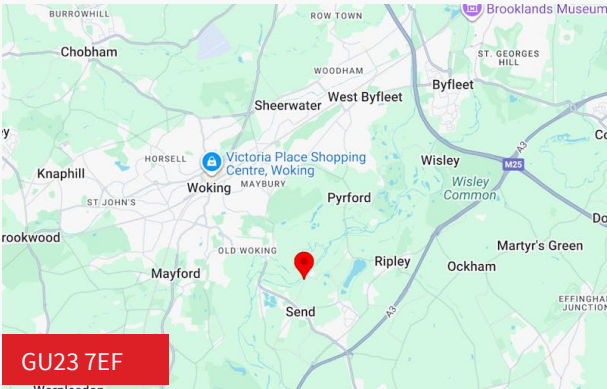
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co and our joint agents undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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