

Industrial / Warehouse, Open Storage, Office

TO LET



UNDER OFFER

Former Station Ticket Office, Station Approach, Wanborough, Guildford, GU3 2ED

Office building with store building & small yard / car park

Summary

Tenure	To Let
Available Size	878 sq ft / 81.57 sq m
Rent	£17,000 per annum
Rates Payable	£4,241.50 per annum Small Business Rate Relief may apply subject to status.
Rateable Value	£8,500
EPC Rating	Upon Enquiry

Key Points

- Self-contained office building
- Storage yard / car parking area
- Private Kitchenette and WC facilities
- Detached separate storage building
- Well presented throughout
- Available on new lease terms

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DESCRIPTION

The former station ticket office is an attractive, self-contained building with an additional sperate detached storage building and parking / storage land located at Wanborough Station.

The property is very versatile and would suite a variety of uses.

LOCATION

Located at Wanborough Station. The property fronts the main approach road to the Station with the rear of the property backing on to the railway.

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m
Building - Former Ticket Office	598	55.56
Building - Warehouse / Storage Building	280	26.01
Outdoor - Open storage area / car park	-	-
Total	878	81.57

TERMS

Available on new lease terms.

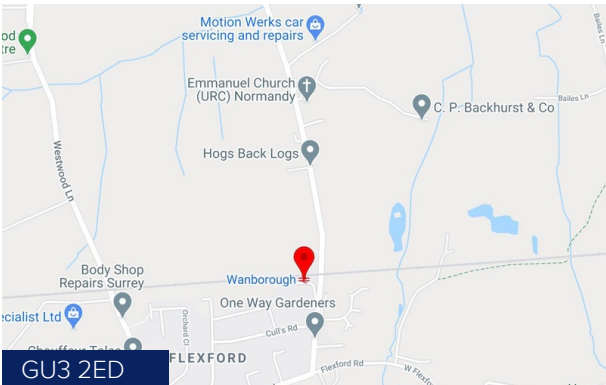
RENT

£17,000 per annum exclusive.

RATES

Rateable value - £8,500 per annum.

Rates Payable - £4,241 per annum.



Viewing & Further Information

CLAIRE HUCKSON
01252 545 848 | 07736679296
claire.huckson@hollishockley.co.uk

NEIL HOCKLEY
01252 545848 | 07770 925870
neil.hockley@hollishockley.co.uk

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