



Location

Located at Gedore Torque on Tannery Lane, this industrial unit is just off the A281 between Guildford and Bramley. The site offers good access via Tannery Lane and Chinthurst Lane, with Shalford Station nearby and local bus routes 24, 53, and 63 serving the area. The A281 connects to the A3 and M25 to the north, and to Horsham and Gatwick to the south.

Description

A versatile light industrial unit located on an established industrial site, currently scheduled for conversion following a full strip-out and installation of a roller shutter door. The unit is available on a flexible, all-inclusive basis, with rent covering business rates and other occupancy costs, excluding only utilities and telecoms.

On site parking is available.

Accommodation

Name	Building Type	sq ft	sq m	Availability
Ground	Industrial	3,818	354.70	Available
Total		3,818	354.70	

Terms

New lease terms inclusive of service charge and business rates to be considered.

Rent

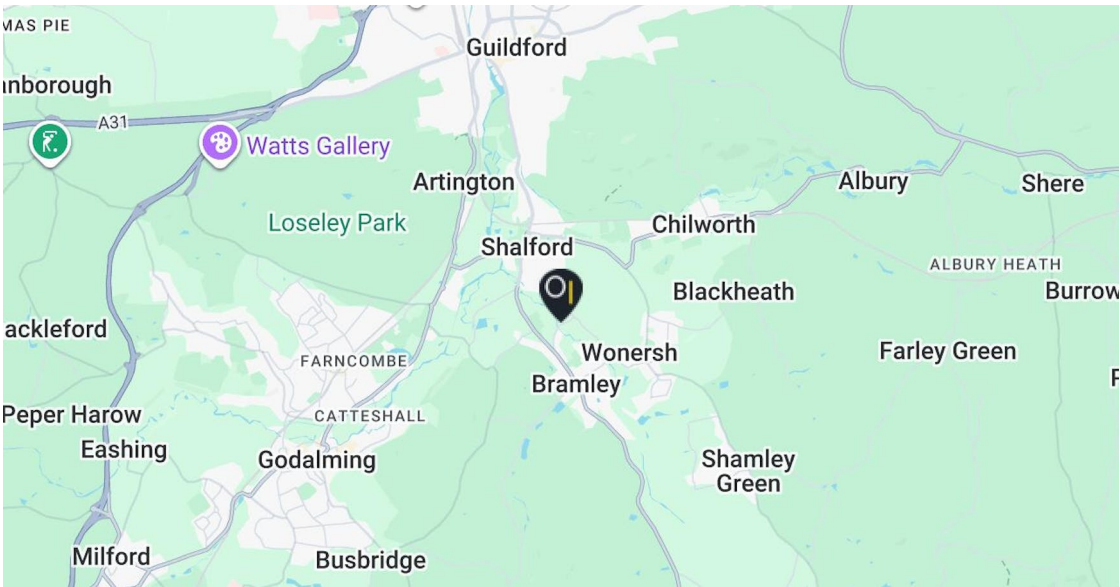
£47,725 per annum + VAT

EPC

D (86)

Legal costs

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



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