

# Investment, Industrial / Warehouse

FOR SALE



CURCHOD&CO



## Bullhousen Farm

Shaftesbury Road, Bisley Green, Bisley, Woking, GU24 9EW

## Freehold multi let industrial estate

21,744 sq ft

(2,020.08 sq m)

- Small storage units, workshops and hard standing storage
- 98.5% let
- Opportunities for rental growth
- Rural location with easy access to Junction 3 of the M3 motorway
- Circa 2 acres of pastureland
- Opportunities for active management

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Chartered surveyors, land property & construction consultants

# Bullhousen Farm, Shaftesbury Road, Bisley Green, Bisley, Woking, GU24 9EW

## Summary

Available Size	21,744 sq ft
Price	£1,605,000
Business Rates	N/A
EPC Rating	Upon enquiry

## Description

The estate provides a mixture of small storage units, workshops, hard standing storage and a couple of semi retail units at the front of the estate. In total there are 23 units/external storage areas, however several of the units have been combined to provide tenants with additional space. The individual business units’ range in size from 342 sq ft to 3,810 sq ft. There is a range of differing quality and specifications in the buildings around the estate.

## Location

Bullhousen Farm is located in a rural setting in Bisley Green. Located off Shaftesbury Road, which joins the A322 Guildford Road, the estate has excellent access to Junction 3 of the M3 Motorway, and also good access to the neighbouring towns of Guilford and Woking.

## Accommodation

The accommodation comprises the following areas:

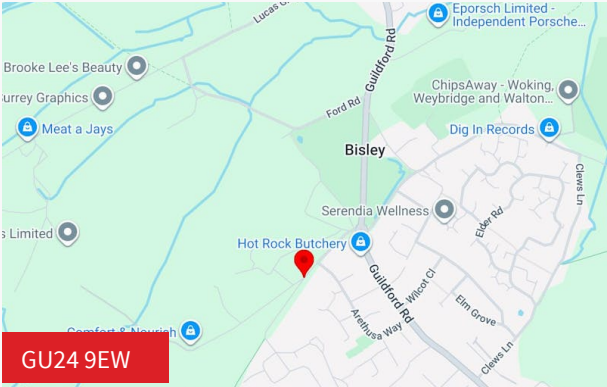
Name	sq ft	sq m
Unit - 1	818	75.99
Unit - 2	407	37.81
Unit - 3 & 4	560	52.03
Unit - 5A	342	31.77
Unit - 5B	342	31.77
Unit - 6, 7 & 8	7,383	685.90
Unit - 9	2,708	251.58
Unit - 10A	969	90.02
Unit - 10B, 19 & 20	1,040	96.62
Unit - 11	872	81.01
Unit - 12/12A	464	43.11
Unit - 13	806	74.88
Unit - 14	614	57.04
Unit - 15, 16 & 17	3,190	296.36
Unit - 21	1,040	96.62
Unit - 25	191	17.74
Total	21,746	2,020.25

## Terms

The property is held by way of a freehold interest and Curchod and Co are instructed to dispose of the Freehold subject to a price of £1,605,000 (plus VAT).

## Tenancies

All units are let apart from Unit 5b which is currently vacant. The unit has been



## Viewing & Further Information

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refurbished and is ready to Let.

The estate is generating a current income stream of £128,371, with the vacant suite being marketed at £6,000 per annum.

A full Tenancy Schedule is available upon request

### Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co 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 the payment of their own legal fees incurred in the sale.

The property is elected for VAT.





