

INDUSTRIAL/STORAGE UNIT

TO LET

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



PICCARDS BARN, SANDY LANE, GUILDFORD, SURREY GU3 1HD

- Rural location
- 10 car spaces
- Workshop & Storage

2,421 sq ft (224.91 sq m)

*Kingstons is the trading name of Kingstons (Guildford) Limited
Registered in England and Wales No. 6204957 at
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU
www.kingstons.net*

Location

The property is located on part of the Loseley Estate approximately 2 miles from the A3 London to Portsmouth trunk road and is accessed directly from Sandy Lane, from the Old Portsmouth Road (A3100) or via Littleton lane, from the Compton Road (B3000). The property is approximately 2 miles south-west of Guildford town centre and approximately 3 miles north of Godalming town centre.

Description

The premises are in a rural location and comprise a workshop of approximately 2,421 sq ft. There is a small yard and parking area.

The unit can be let as a workshop and storage space. The unit does not have heating.

Accommodation

Measured on a gross external basis and in accordance with the RICS Code of Measuring Practice (6th Edition), we quote the following floor areas:

Total	2,421 sq ft	224.91 sq m
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Lease Terms & Rent

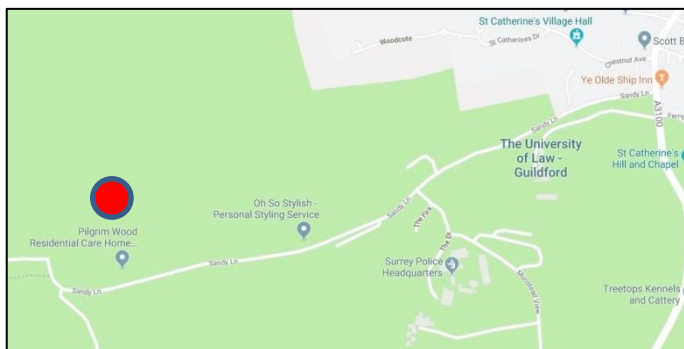
We are quoting a rent of **£6.50 per annum exclusive**.

New lease terms are available on terms to be agreed.

Legal Costs

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

Location Map



Internal Photos



Viewing & further information

Strictly by appointment with letting agents:

Kingstons

Peter Bellion
07905 419795
peter@kingstons.net

Derek Corden
07905 419796
derek@kingstons.net

Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.

Services - The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.