

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 2A The Old Stick Factory

Fisher Lane, Chiddingfold, GU8 4TD

Rural open plan workshop

2,652 sq ft

(246.38 sq m)

- Open plan workshop
- Three phase power
- Oil fired warehouse heater
- LED lighting throughout
- Intruder alarm
- Internal clear height of 3.1m
- Loading door 3.1m x 3.1m
- Communal staff facilities

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	2,652 sq ft
Rent	£28,950 per annum
Rates Payable	£9,605.75 per annum
Rateable Value	£19,250
Service Charge	£700 per annum
EPC Rating	A (24)

Description

The property comprises of a factory with brick elevations under a pitched roof. A 3.1m tall roller shutter door provides access to the unit, which incorporates a solid floor and LED lighting throughout, along with an oil fired heater to the main warehouse. There is also a three phase power supply. The unit has an internal clear height of 3.1m.

Location

The property is located approximately two miles south of Chiddingfold in a rural setting. The A283 Petworth Road from Chiddingfold connects with the A3 at Milford, approximately five miles to the north. Other nearby towns include Haslemere (5 miles), Billingshurst (10 miles) and Guildford (11 miles). Rail services are available from Witley Station which is approximately two miles north of the Village.

Accommodation

The accommodation comprises the following areas measured on a Gross Internal basis:

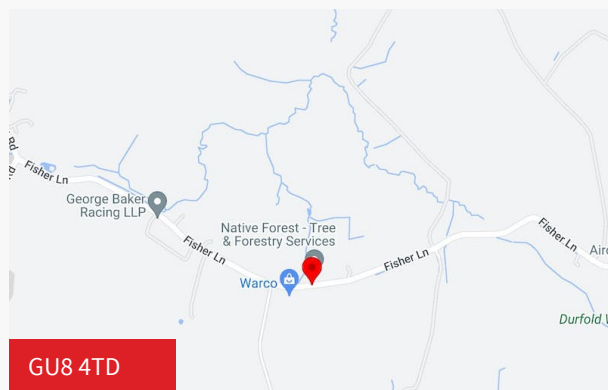
Name	sq ft	sq m
Ground - Warehouse	2,523	234.39
Ground - Office	129	11.98
Total	2,652	246.37

Terms

A new lease is available from the landlord for a term to be agreed. Rent is exclusive of VAT, service charge, business rates and utilities.

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.



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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