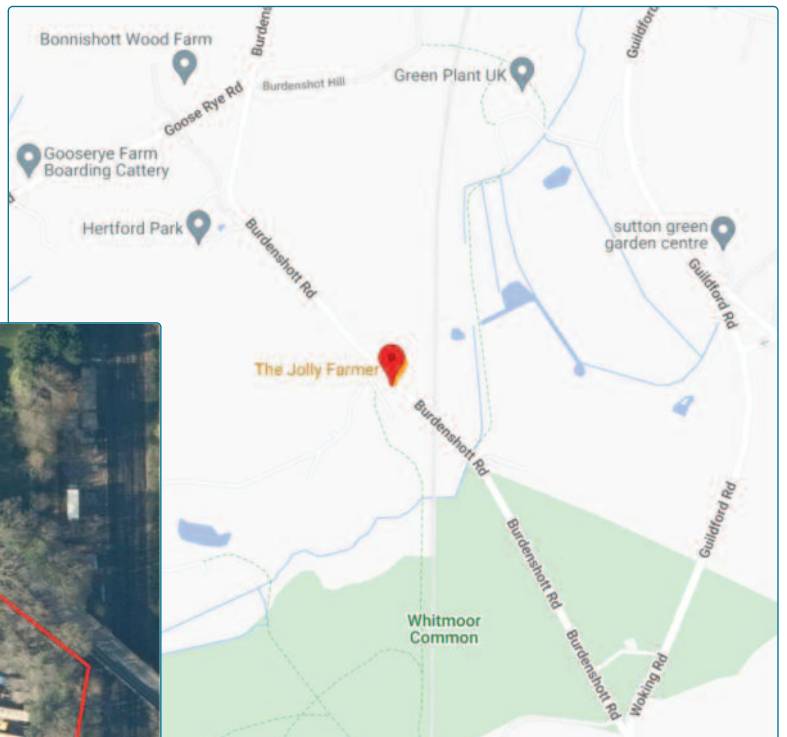


## OPEN STORAGE LAND

SUITABLE FOR COAL YARD / HAULAGE / TRANSPORT OPERATIONS

**TO LET**

*0.37 Acres (0.15 Hectares) GEA.*



**ELLIS YARD • BURDENSHOTT ROAD • WORPLESDON • GUILDFORD • GU3 3RP**

- KEY BENEFITS:**
- Approx 0.37 acres
  - Originally used as a coal & haulage yard
  - May be suitable for haulage/transit yard
  - Potential for other uses subject to GBC approval

**LOCATION:** The site is accessed from Burdenshott Road (just behind the Jolly Farmer pub) in Worplesdon.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU  
T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com



**DESCRIPTION:**

Access to the site is via a single lane track, and as such there is a restriction of 32 tons and 50ft length for vehicles to and from the subject yard.

There is water and electricity to site.

The primary uses are likely to be a coal yard or haulage / transit type operations. The site may also be suitable for storage.

**TERMS:**

Available for a new term by arrangement.

**RENT:**

**£50,000.00** per annum subject to terms.

**VAT:**

TBA.

**LEGAL COSTS:**

Each party to bear their own Professional and Legal costs.

**VIEWING:**

Strictly by prior appointment through the **Joint Sole Agents**.



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