

FORMER BARN, AGRICULTURAL BUILDINGS, OFFICES AND STORES TO LET ON NEW LEASE/S

Up to 7,712 sq ft (716 sq m) approx.
NB 781 sq ft (smaller suites might be possible)
7,712 sq ft approx + yard /outside space subject to terms.



TITHEBARN'S FARM • TITHEBARN'S LANE • SEND • RIPLEY • SURREY GU23 7LE

LOCATION:

The property is extremely well located for access to the National motorway network being approximately ¼ mile from the southbound access to the A3 (London to Portsmouth Road) and some 1¾ miles from Ripley village centre which provides access to the A3 (Northbound) in addition to an array of shops, facilities, and amenities whilst a 'Little Waitrose' is located some ½ mile distant at Send roundabout. In short, access and rail communications are excellent with Guildford being located approximately 5 miles distant (via the A3) and Woking some 3 miles distant via A247.

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DESCRIPTION:

The available accommodation provides an assortment of former agricultural buildings, brick stores, barns and outbuildings some of which have previously been used for offices and studio use all of which are centred around a courtyard in an accessible and attractive semi-rural environment whilst being close to the main arterial routes and local amenities. On-site parking is plentiful whilst outside space beyond the courtyard might be available to lease subject to specific tenant requirements. The accommodation might well suit an assortment of uses falling within the recently established Business Class (Class E) and might appeal to those seeking:

- Conventional office accommodation
- Benign storage space
- Studio accommodation - music/design or 'arts' related uses
- Leisure related uses - gym/pilates/yoga/health & fitness etc.
- Childrens nursery
- Vehicle repair/storage
- Bike repair/storage
- Light storage/assembly/workshop
- Wholesale retail

ACCOMMODATION: *(floor areas are approx – see also attached plans):*

The total available space extends to some 7,712 sq ft approx.

The accommodation can be leased in its entirety or can be divided to suit subject to terms. Broadly the accommodation has been broken down in to various parts for illustrative purposes only:

Blue	1,186 sq ft
Yellow	1,621 sq ft
Pink	781 sq ft
Red	873 sq ft
Green	2,065 sq ft
Total	7,712 sq ft (716 sq m) approx.

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- TERMS:** The units are available by way of new leases which will be drawn outside the Security of Tenure provisions of the Landlord & Tenant Act (Sections 24-28). Leases of up to 5 x years are being proposed but longer leases might be available subject to terms.
- RENT:** We are quoting a guide rent of **£10.00 psf** but this is a fluid figure and ultimately terms will be agreed based upon the amount of space being leased and associated lease terms.
- NOTE:** *Our client is prepared to carry out certain works to accord with specific requirements subject to terms.*
- BUSINESS RATES:** Each building will be separately assessed - contact the letting agents for further information and guidance figures.
- SERVICE CHARGE:** A Service Charge will be levied to cover common parts heating, cleaning, lighting, signage, and Building Insurance and costs generally associated with the management and administration of the courtyard.
- VAT:** VAT will not apply to the rent.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Andrew Russell Rod Walmsley
andy@gascoignes.com rod@gascoignes.com

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NOTE:

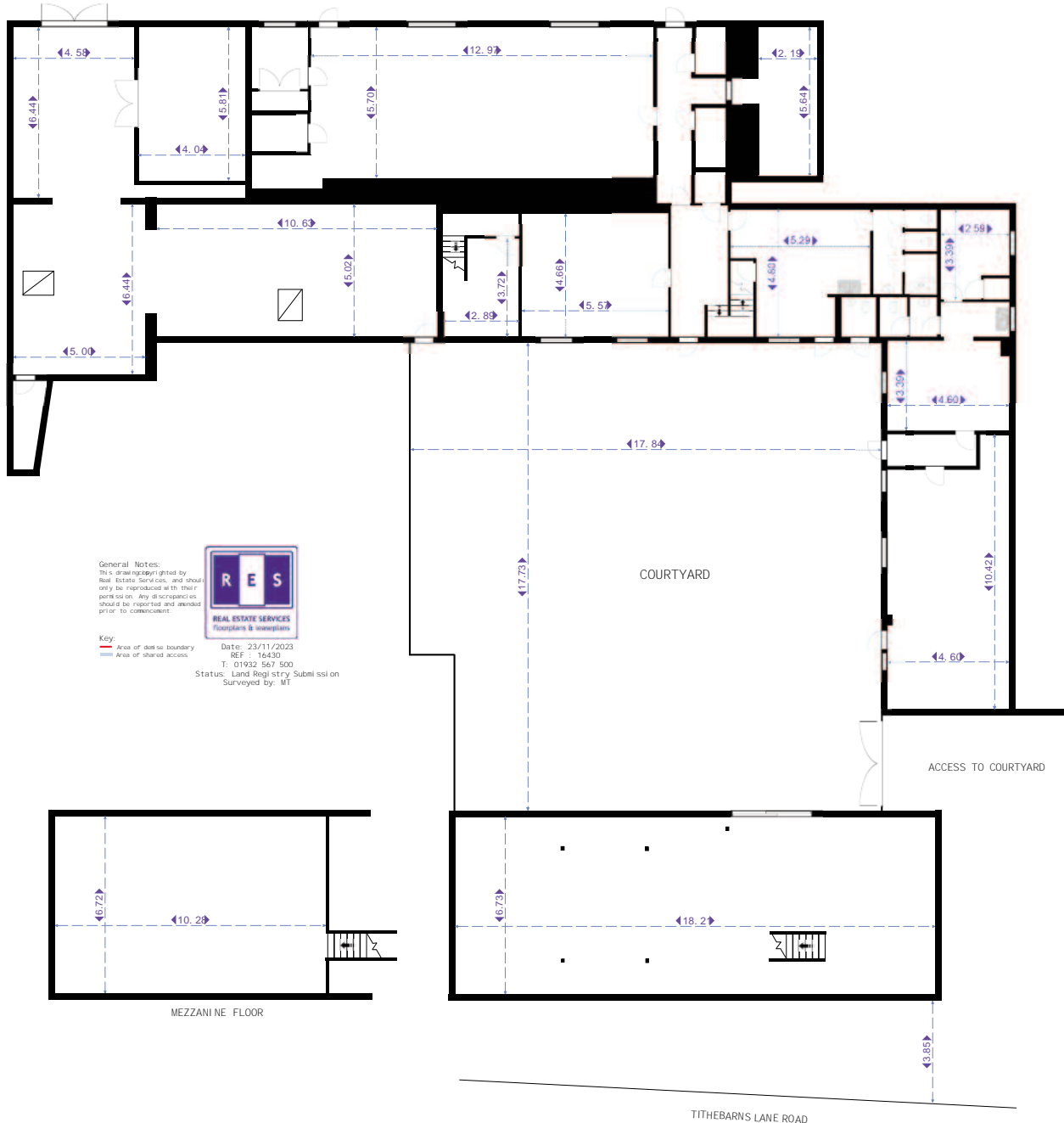
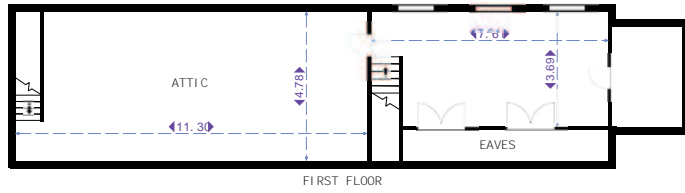
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TITHEBARN FARM
TITHEBARN LANE
SEND GU23 7LE



SCALE - 1:200
SCALED METRES

1	2	3	4	5	6
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General Notes:
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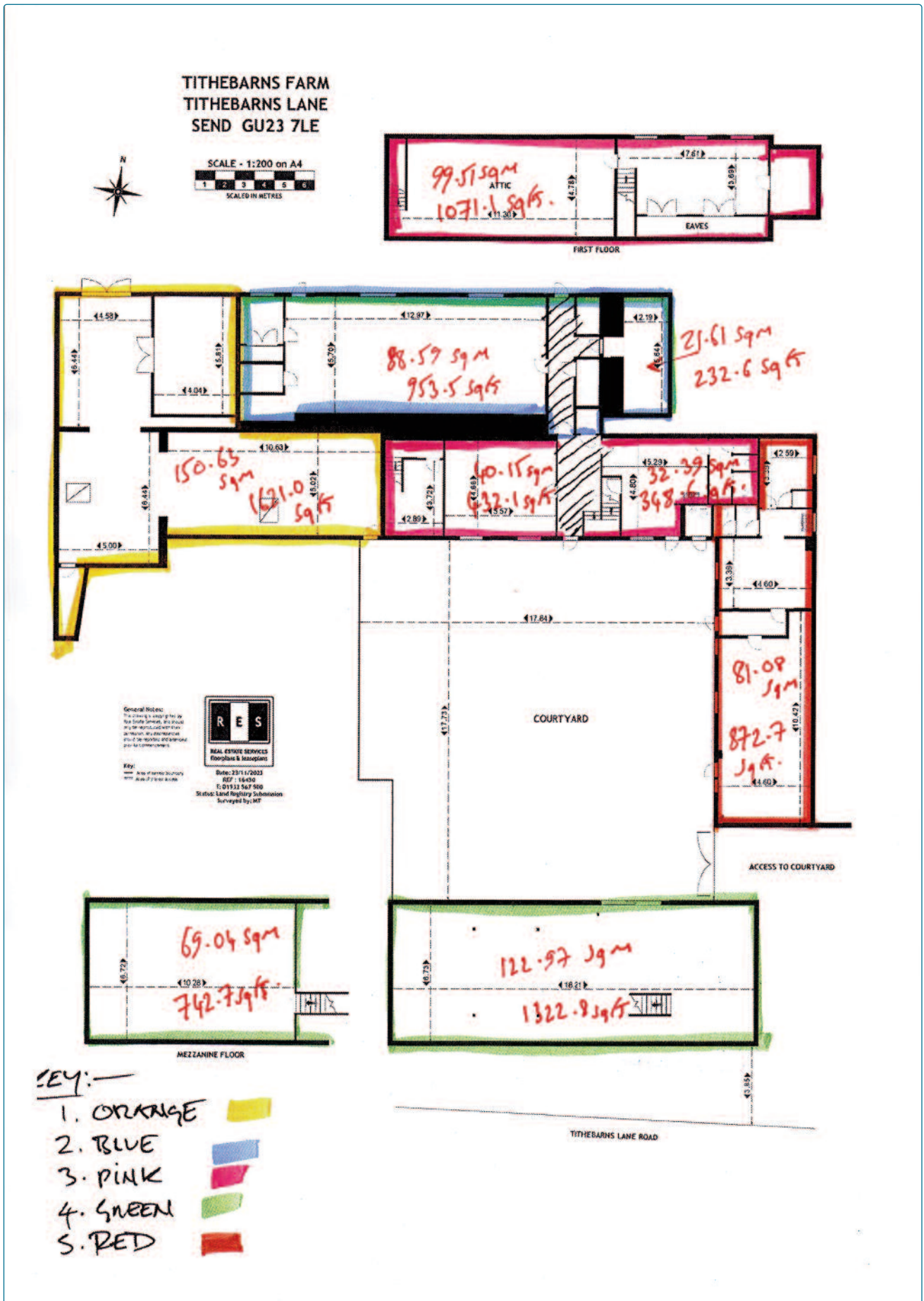
Key:
Area of date boundary
Area of shared access

Date: 23/11/2023
REF: 16420
T: 01932 567 500
Status: Land Registry Submitted on
Surveyed by: MT

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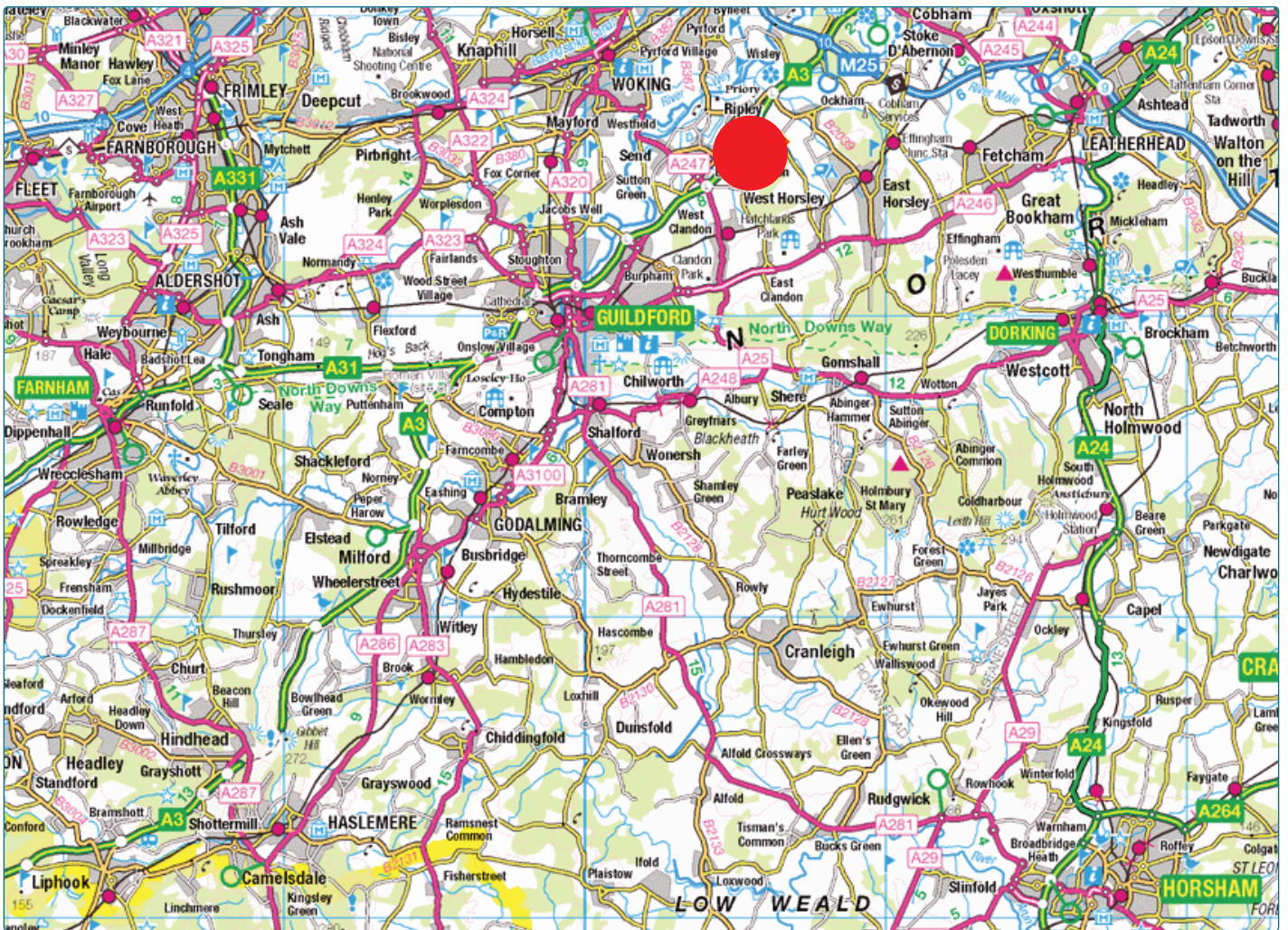


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