



## WAREHOUSE/LIGHT INDUSTRIAL + OFFICE & STORAGE UNITS **TO LET**

*Up to 19,000 sq ft (1,765 sq m) approx  
Available in sizes from 250 sq ft to 19,000 sq ft approx*



**CHINTHURST FARM • CHINTHURST LANE • BRAMLEY • GUILDFORD • GU5 0DR**

### **LOCATION:**

Chinthurst Farm is situated in Chinthurst Lane which is accessed from either Kings Road (A248) to the North or Horsham Road (A281) to the South. The property is located between the villages of Shalford, Wonersh and Bramley being approx 2.5 miles to the south east of Guildford and 7 x miles to the north of Cranleigh. Junction 10 of the M25 Motorway is some 9 x miles north east of Guildford centre and is accessed via the A3 (London to Portsmouth Road).

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131**

**w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

**DESCRIPTION:**

The available accommodation is arranged to provide an assortment of accommodation and a number of refurbished ex-agricultural buildings and stores together with associated hardstanding area on a rectangular shaped semi-landscaped site that extends to some 3/3.50 acres. Access in to the site is directly off Chinthurst Lane with the buildings being set back from Chinthurst Lane being separated and screened by mature hedge bordering. Vehicular access off Chinthurst Lane is through an intercom / keypad operated 6 metre wide metal cantilever sliding gate, which leads into a car park/yard area off which separate access is gained to the available accommodation.

**ACCOMMODATION:**

The available accommodation is arranged as follows:

**(All areas are GIA approx.)**

- Building C - 497.00 sq m (5,350 sq ft)**
- Building A - 800.00 sq m (8,611 sq ft)**
- Building H - 106.48 sq m (1,146 sq ft)**
- Building B - 313.00 sq m (3,369 sq ft) + adjacent yard 229 sq m (2,465 sq ft)**

NOTE: Building B Could be divided in to 3 x units of broadly equal size

- Building G1 - 23.85 sq m (257 sq ft)**
- Building G2 - 23.85 sq m (257 sq ft)**
- Total 1,764 sq m (18,990 sq ft) approx.**

**TERMS:**

The buildings are available by way of new lease agreements for a term to be agreed.

**RENT:**

We are quoting **£7.50 psf exclusive** of Business Rates and Estate Service Charge.

**VAT:**

VAT will NOT apply to the rent but will apply to the Service Charge (A service supplied by Comfort International Ltd).

**BUSINESS RATES:**

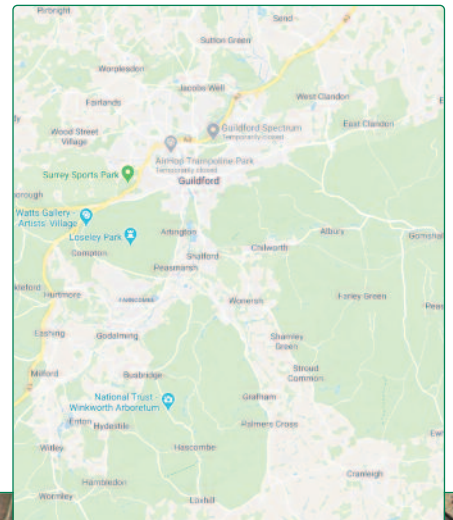
To be advised.

**LEGAL COSTS:**

Each party to bear their own legal costs.

**VIEWING:**

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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**NOTE:**

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**BUILDING A**



**BUILDING A**



**BUILDING B**



**BUILDING B**



**BUILDING C**



**BUILDING C**



**BUILDING H**



**SITE ENTRANCE**

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