



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Industrial and Office Unit
740 sq. ft. (68.7 sq. m.)

Unit 1 Sample Oak Lane, Chilworth, Guildford, GU4 8QW

LOCATION

This property is located in the semi-rural village of Chilworth, along Sample Oak Lane. The property is located around 200 yards from Chilworth Railway Station and Percy Arms Pub. With Guildford located 3.6 miles (12min drive) to the Northwest and Dorking 9.5 Miles (20 min drive) to the East. The Chilworth Railway Station offers regular connections between Reading and Redhill as well as bus connections to Redhill, Guildford and Wonersh.

DESCRIPTION

Unit 1 comprises a mix of office and warehouse space, with both having been newly refurbished. The office space has wood vinyl floors, painted walls, power points, led lighting and a suspended ceiling. The warehouse space has a concrete painted floor, painted walls, water point/kitchenette and electric roller shutter door.

There is shared use of on-site WC's, 24 Hour access, gated entrance and three parking spaces.

Accommodation

Office	17.7 sq m	190 sq ft
Warehouse	49.1 sq m	528 sq ft

RENT

£1,250 pcm inclusive of rates, buildings insurance and external maintenance.

TERMS

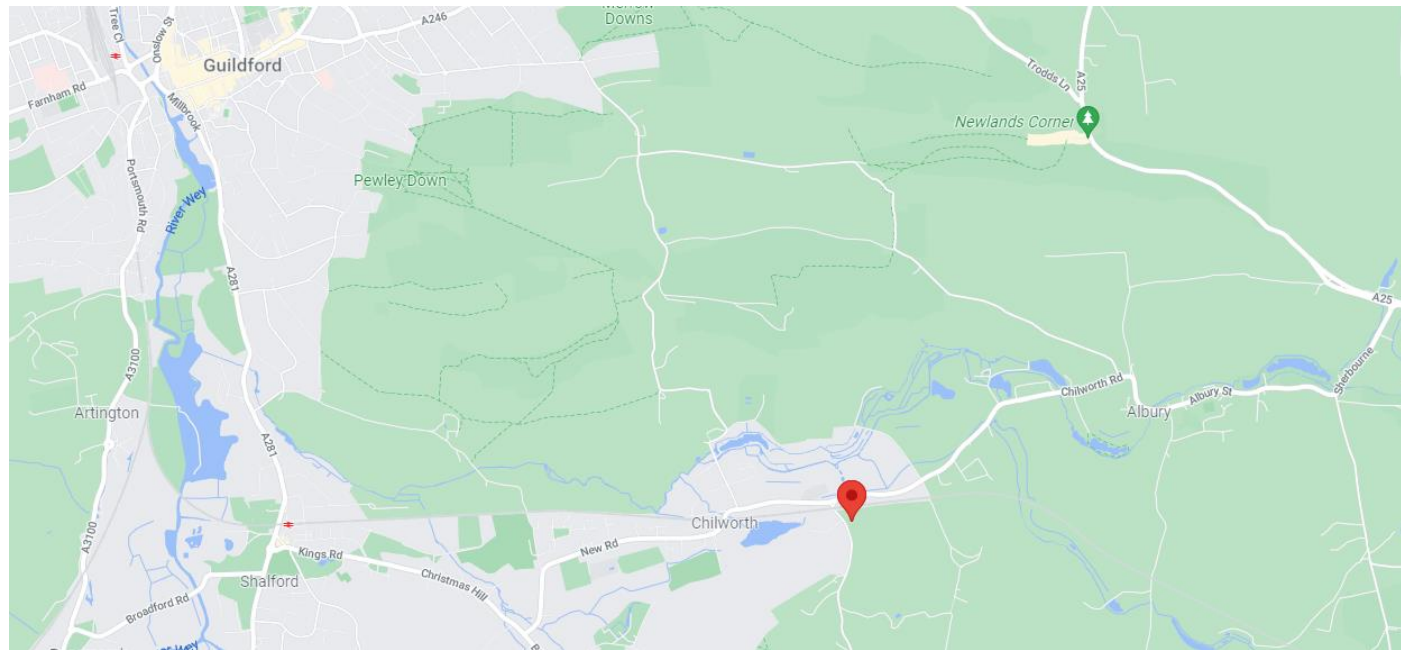
A new lease is available with terms to be agreed.

EPC

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LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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