



Chartered Surveyors

Richard Davey Associates

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**STORAGE YARD AND
DETACHED BUILDING FOR OFFICE, WORKSHOP, &
STORAGE USE
TO LET**

(Building Approximately 1015 sq.ft./94.3 sq.m.)



**Former Builders Yard, Heath Mill Lane, Fox Corner, Worplesdon,
Surrey GU3 3PP**

**(Of Interest to Building Contractors, Landscapers, Electrical/Plumbing/
Heating Contractors in the Building and Engineering Fields)**

LOCATION:

Situated a short way along Heath Mill Lane from its junction with the A321 Guildford Road at Fox Corner.

DESCRIPTION:

Approached via metal security gates the grounds offer good parking and open storage space. This former builders yard and premises has undergone total refurbishment to provide good quality accommodation.

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AMENITIES:

- * Shutter door 2.36m wide x 2.16m high
- * Partial heating with new electric heaters
- * Double glazed windows, doors and roof lights
- * Modern fitted kitchen
- * 2 Separate w.c's
- * Covered external cycle parking area
- * Recessed electric ceiling spot lights
- * Connected to mains drainage, water supply & electricity

BUSINESS RATES:

Rating Description: Workshop & Premises
Rateable Value: £6,800
£2,944-40 payable in current year (2011/2012)

LEASE TERMS:

Available on flexible F.R.I. lease terms at a rent of £12,000 per annum exclusive of rates and other occupiers costs.

LEGAL COSTS:

The ingoing tenant to be responsible for both parties legal costs.

VIEWING:

Strictly by appointment with the Sole Agents
RICHARD DAVEY ASSOCIATES. Tel: (01483) 730060

ENERGY PERFORMANCE CERTIFICATE (EPC) - ASSET RATING C (72)



SUBJECT TO CONTRACT

Ref.No. 331/01

These particulars do not constitute, or form part of, an offer or contract. Whilst the information given is believed to be correct it is not guaranteed and interested parties must satisfy themselves with respect to all information provided. Prices and rents are subject to V.A.T. where applicable.