

Investment, Industrial / Warehouse

FOR SALE



CURCHOD&CO



Bullhousen Farm

Shaftesbury Road, Bisley Green, Bisley, Woking, GU24 9EW

Freehold multi let industrial estate

23,743 sq ft

(2,205.80 sq m)

- Small storage units, workshops and hard standing storage
- 97% let
- Opportunities for rental growth
- Rural location with easy access to Junction 3 of the M3 motorway
- Circa 2 acres of pastureland
- Opportunities for active management

curchodandco.com | 01276 682501

Chartered surveyors, land property & construction consultants

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Summary

| | |
|----------------|--------------|
| Available Size | 23,743 sq ft |
| Price | £1,700,000 |
| Business Rates | N/A |
| EPC Rating | Upon enquiry |

Description

The estate provides a mixture of small storage units, workshops, hard standing storage and a couple of semi retail units at the front of the estate. In total there are 25 units/ external storage areas, however several of the units have been combined to provide tenants with additional space. The individual business units' range in size from 342 sq ft to 3,810 sq ft. There is a range of differing quality and specifications in the buildings around the estate.

Location

Bullhousen Farm is located in a rural setting in Bisley Green. Located off Shaftesbury Road, which joins the A322 Guildford Road, the estate has excellent access to Junction 3 of the M3 Motorway, and also good access to the neighbouring towns of Guildford and Woking.

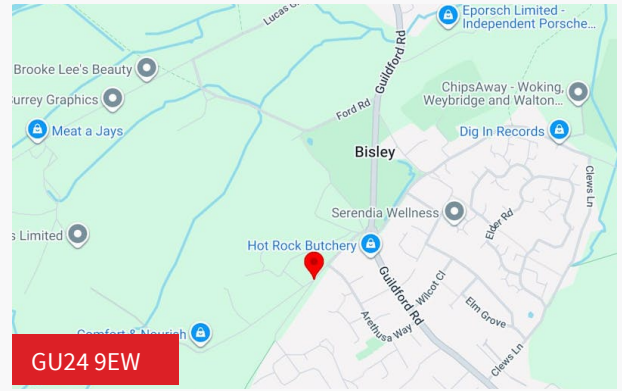
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---------------------|---------------|-----------------|
| Unit - 1 | 818 | 75.99 |
| Unit - 2 | 407 | 37.81 |
| Unit - 3 & 4 | 560 | 52.03 |
| Unit - 5A | 342 | 31.77 |
| Unit - 5B | 342 | 31.77 |
| Unit - 6, 7 & 8 | 7,393 | 686.83 |
| Unit - 9 | 2,708 | 251.58 |
| Unit - 10A | 969 | 90.02 |
| Unit - 10B, 19 & 20 | 2,051 | 190.54 |
| Unit - 11 | 872 | 81.01 |
| Unit - 12/12A | 464 | 43.11 |
| Unit - 13 | 806 | 74.88 |
| Unit - 14 | 613 | 56.95 |
| Unit - 15, 16 & 17 | 3,190 | 296.36 |
| Unit - 21 | 1,040 | 96.62 |
| Unit - 25 | 191 | 17.74 |
| Unit - 18 | 709 | 65.87 |
| Unit - 18A | 361 | 33.54 |
| Total | 23,836 | 2,214.42 |

Terms

The property is held by way of a freehold interest and Curchod and Co are instructed to dispose of the Freehold subject to a price of £1,700,000 (plus VAT).



Viewing & Further Information

Josie Reeves

01276 682501 | 07825 182913

jreeves@curchodandco.com

David Bowen

01276 682501 | 07836 544565

dbowen@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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Tenancies

All units are let apart from Unit 5b and Unit 18A. Unit 5b is refurbished and is ready to Let. Unit 18A is currently used by the estate owner, but will be vacated prior to completion.

The estate is generating a current income stream of £135,391

A full Tenancy Schedule is available upon request

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the sale.

The property is elected for VAT.



