



## Yard & Open Storage Space to Rent, Bagshot, Junction 3 of M3

### Yard Space

Hall Grove Farm Industrial Estate,  
Windlesham, Bagshot, GU19 5HP

### Open Storage **TO LET**

**12,000 sq ft**  
(1,114.84 sq m)

- Open Yard Space Available on this Industrial Estate
- c. 12,000 sq ft. with potential to fence off
- Located off the A30 and easily accessed from J3 of the M3 and J 10 of M4
- Business Park is secured by Electric Gates
- Access to Water and Electricity

# Yard Space, Hall Grove Farm Industrial Estate, Windlesham, Bagshot, GU19 5HP

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 12,000 sq ft                       |
| Rent           | Rent on application                |
| Business Rates | TBC                                |
| Service Charge | TBC                                |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | EPC exempt - No building present   |

## Description

Hall Grove Industrial Estate comprises of a number of Industrial and Office Units along with Open Storage/Yard Space.

Available is c. 12,000 sq ft with potential to fence off if required. Hard Standing.

Amenities include: Access to water & Electricity

The Business park is fenced with Electric Security Gates at the Entrance

Please note Leisure Use is not permitted.

Please call Page Hardy Harris for further details if of Interest

## Location

The Industrial Estate is accessed via the A30 at Windlesham which is a short drive from J.3 of the M3. The M4 is accessed via the A322/Bracknell. This therefore offers excellent access to the M25, London, Heathrow, the South and South West.

Bagshot Village is located nearby offering a range of retail and leisure facilities which include a Waitrose Superstore, CoOp, BP/M&S plus a variety of Independent retailers.

## Viewings

Strictly by Appointment with the Agent

## Terms

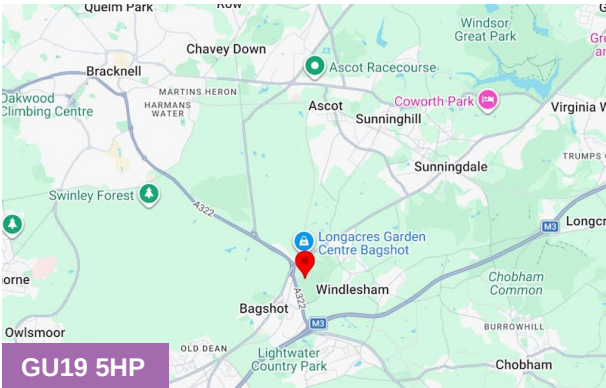
Available on an new lease, for a term to agreed. The lease will be direct with the Landlord.

## Legal Fees

Each property will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.



## Viewing & Further Information



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