



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

*LIGHT INDUSTRIAL/WAREHOUSE UNIT AND OFFICE
Would Suit Various Occupiers
Including Workshop and Office Uses*



**UNIT F
WEYVERN PLACE, WEYVERN PARK
PEASMARSH
GUILDFORD
GU3 1LZ**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: The property enjoys a convenient location off the east side of the A3100 between Godalming and Guildford with good road connections including access to the A3, which runs between Portsmouth and London with connections to the M27 and the M25 with the national motorway network beyond.

The closest mainline station at Godalming provides a regular fast service to London on the Portsmouth to Waterloo line.

DESCRIPTION: The property comprises a two storey, end-terrace workshop/storage/office unit with the following gross internal floor areas.

FIRST FLOOR OFFICE	38.79 SQ M	(418 SQ FT)
GROUND FLOOR WORKSHOP	<u>50.69 SQ M</u>	<u>(546 SQ FT)</u>
TOTAL	89.48 SQ M	(963 SQ FT)

(Potential to split and let Ground and First Floors separately)

- AMENITIES:**
- * Parking On Site
 - * Three Phase Power
 - * WC & Kitchen Facilities
 - * Good Natural Light

TERMS: The property is available by way of a new Full Repairing and Insuring Lease for a period to be agreed.

RENT: £18,000 per annum exclusive
The property is elected for VAT and accordingly this will be payable upon the Rent.

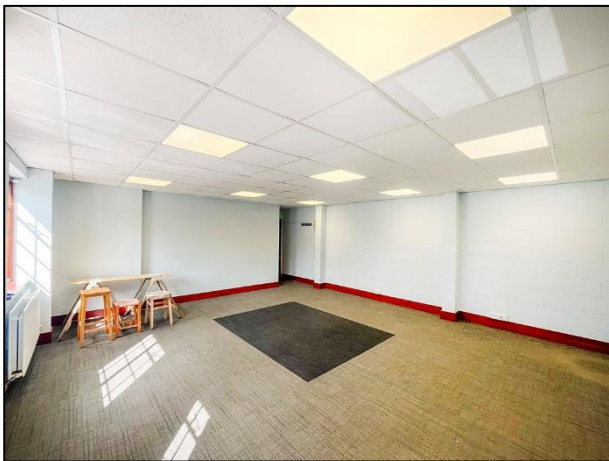
RATES: Rateable Value is to be assessed. Rates payable at 43.2p in the £ (2026/2027)
Some Small Business Rates Relief may be available for qualifying occupiers.

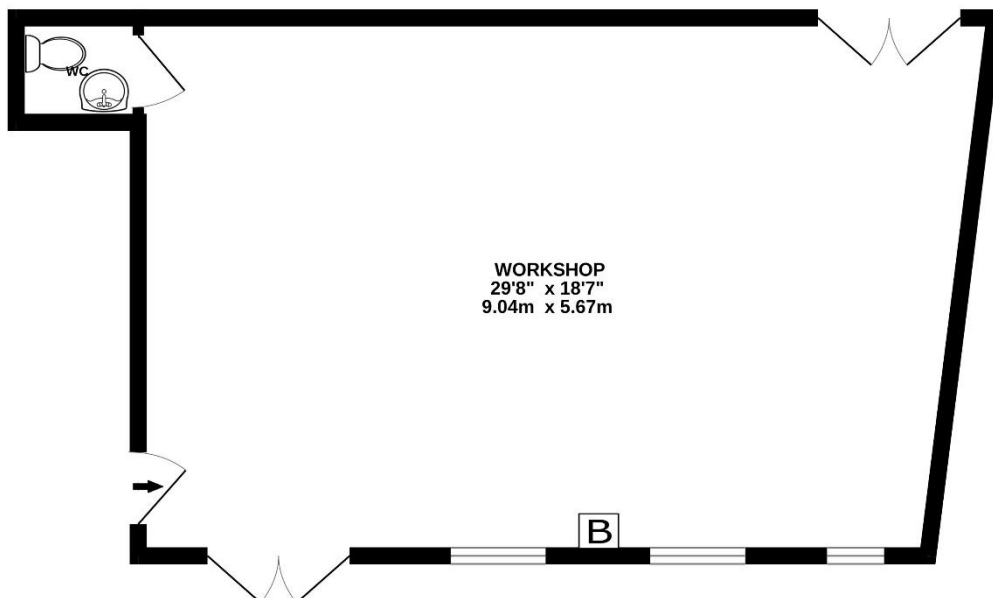
EPC: C 64

VIEWING: By appointment through Park Steele 01252 717979

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

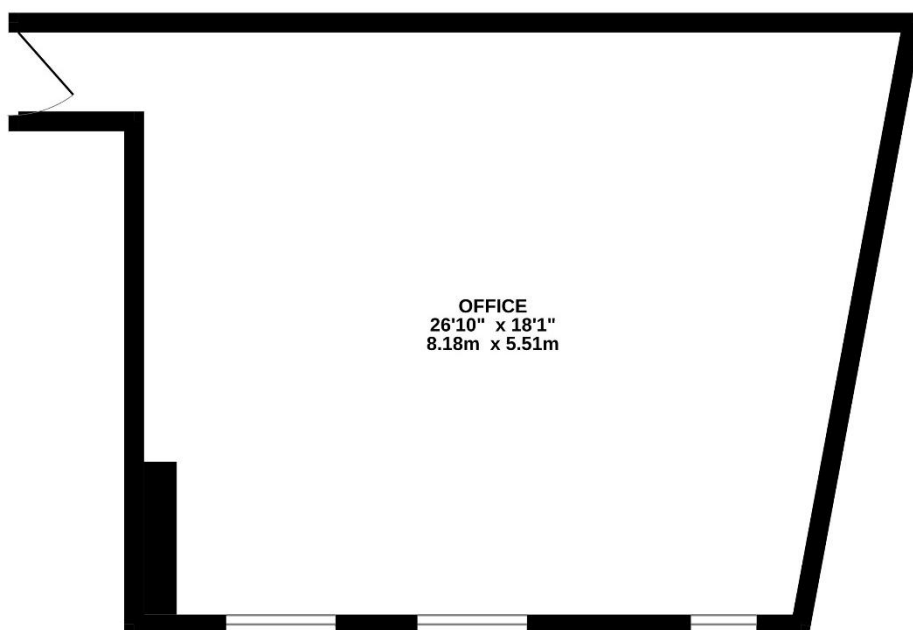
Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA : 418 sq.ft. (38.8 sq.m.) approx.
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