

# Industrial / Warehouse

TO LET / FOR SALE



CURCHOD&CO



4 Guildford Road

Bagshot, GU19 5JH

Self contained  
storage/workshop unit with  
offices

2,423 sq ft  
(225.10 sq m)

- Roller shutter loading door
- Suitable for a variety of uses
- Self contained
- Private parking
- Secure site
- Village location with excellent access to J3 of the M3
- PV cells on roof

[curchodandco.com](http://curchodandco.com) | 01276 682501

Chartered surveyors, land property & construction consultants

## Summary

Available Size	2,423 sq ft
Rent	£33,922 per annum
Price	£550,000
Rates Payable	£6,366.74 per annum
Rateable Value	£12,759
Service Charge	N/A
EPC Rating	D (84)

## Description

The unit provides almost a 50/50 mix of office and warehouse space. There is parking directly outside the unit for approximately 4 cars. Access to the unit is via a short driveway with a secure gate at the front of the site. The unit is suitable for a wide variety of uses. There is further pay and display parking very close by, as well as free short term street parking. The unit has PV cells fitted on the roof and a roller shutter loading door.

## Location

The unit is situated in a prominent position on the Guildford Rd in the heart of Bagshot village and is very well located for access to the motorway network with Junction 3 of the M3 motorway being within a mile of the property and the M25 less than 8 miles drive. The local amenities of Bagshot are on the doorstep and the local railway station is just a short walk away.

## Terms

The unit is available by way of a new lease for a term to be agreed or alternatively for sale.

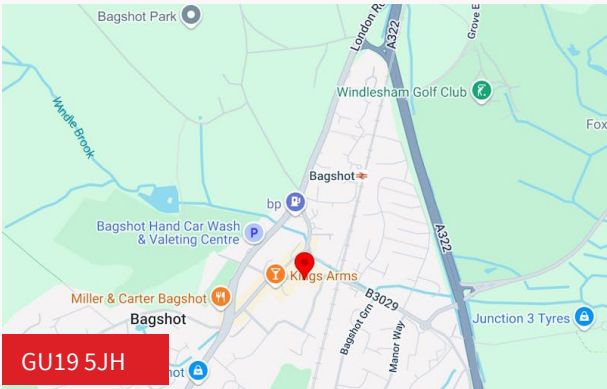
## Anti Money Laundering

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 party to be responsible for the payment of their own legal costs incurred in the letting/sale.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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