

# Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,  
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

1 MINT STREET, GODALMING, SURREY, GU7 1HE. T. 01483 429393

[www.westwoodandco.com](http://www.westwoodandco.com)

 @westwoodandcompany

## **ECONOMICAL WAREHOUSE SPACE 3748 SQ FT (308 SQ M) PLUS INTERNAL OFFICES OF 429 SQ FT (40 SQ M) TO LET**

AT  
HIGHER PARK FARM  
HALE BOURNE LANE  
CHOBHAM  
GU24 8SL

**2 MILES FROM M3 JUNCTION 3, BAGSHOT**



### **DESCRIPTION**

The premises comprise part of a former 'Billy Smarts Circus' building which is now divided into 3 units. The available space is the front unit of a three unit building. It is constructed of concrete frame and roof with part insulated panels and clad with big six asbestos sheets. The front unit has conventional loading doors and there is 3 phase electric and ample parking. Good eaves height inside.

### **SITUATION**

The unit is situated in a rural location only 2 miles from junction 3 of the M3. Nearby settlements include Chobham village, West End village, Bagshot and further afield Ascot, Bracknell and Woking.

## **ACCOMMODATION**

### **Front unit.**

Concrete apron to full height loading doors to warehouse,

Warehouse: 63'9 x 58'9 Total: 3748 sq ft (308 sq m)

Offices: 28'5 x 15'1 total: 428 sq ft (40 sq m)

\*3 phase electricity. \*Separate toilet block. \*Ample parking space.

### **TERMS.**

Available on a short or medium term outside of the 1954 Landlord and Tenant Act on inclusive terms (rent and rates included) plus a modest service charge.

**Total area available – 3748 sq ft (308 sq m)**

### **RENT.**

Front unit: £48,000 pax which includes rates... no vat

## **VIEWING**

Strictly by appointment with sole letting agents.

**Each party to pay their own legal costs.**

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS  
WESTWOOD AND COMPANY WHO HOLD KEYS ON 01483 429393**

**Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.**