



Owen
Isherwood
CHARTERED SURVEYORS

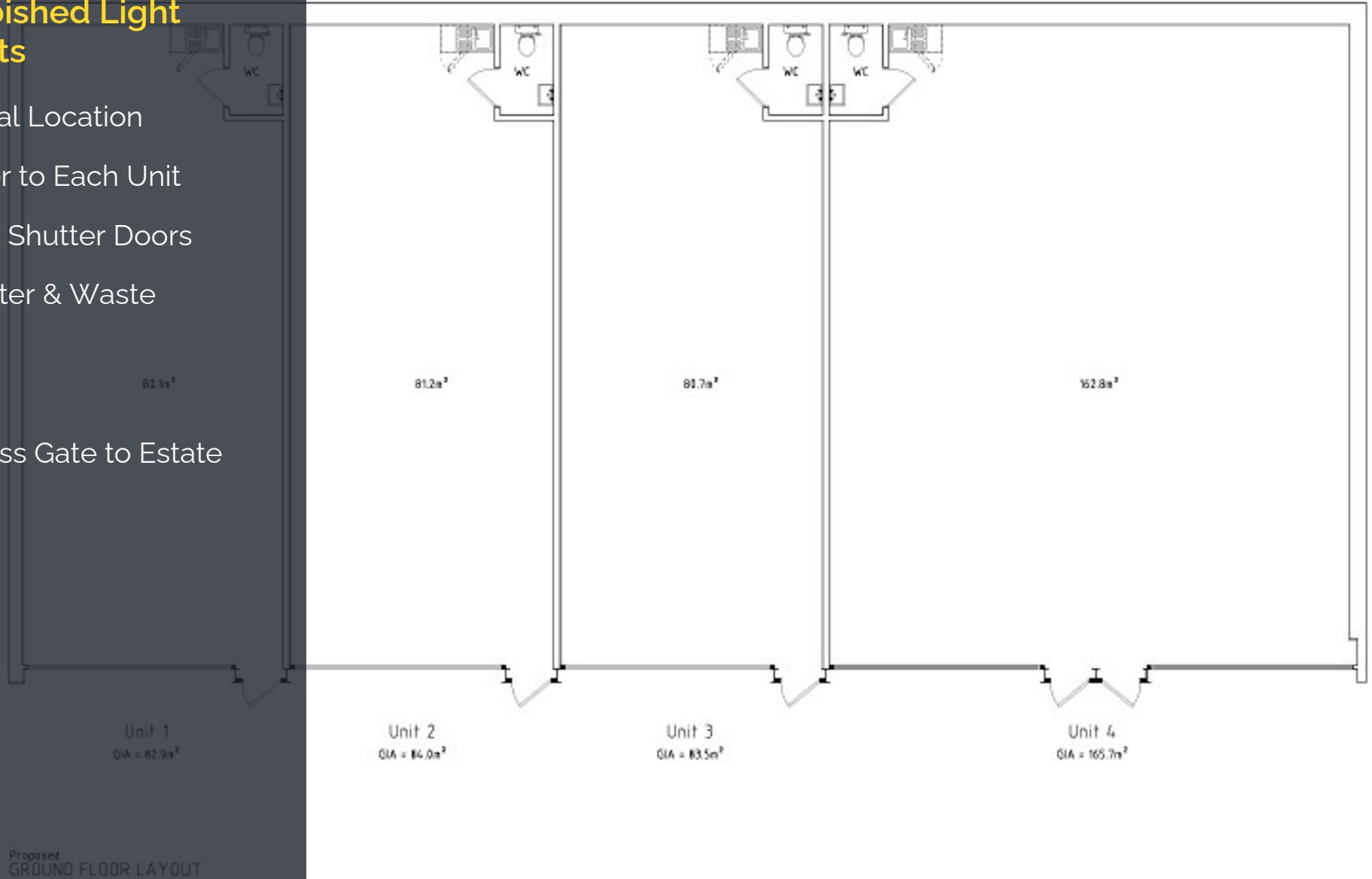
Industrial Units, Westland Estate, Rosemary Lane, Alfold, GU6 8EY

TO LET | 900 TO 1,800 SQ FT (83.61 TO 167.23 SQ M)

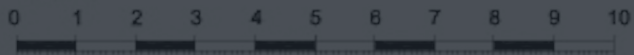
Units still under construction.

Newly Refurbished Light Industrial Units

- Attractive Rural Location
- 3 Phase Power to Each Unit
- Electric Roller Shutter Doors
- W/C with Water & Waste Provided
- LED Lighting
- Security Access Gate to Estate



Metres



Scale

Location

Westland Estate is accessed via Rosemary Lane in Alfold on the border of East Sussex and Surrey. The A281 can be reached in under 5 minutes by vehicle which leads directly to Guildford in the North and Horsham in the East.

Description

These light industrial units have been newly refurbished to provide 5 high quality commercial properties. Each have been built to a high spec including 3 phase power supply, electric roller shutter doors, LED lighting and are fitted with W/C. All units have access to power and water/waste.

Westland Estate is an attractive and private estate, which is secured by an automatic access gate at the entrance. There is also ample parking on site.

Units 4 & 5 can be combined to provide 1,800 sq. ft. of industrial space.

Accommodation

Name	sq ft	sq m	Availability
Unit - 1	900	83.61	Available
Unit - 2	900	83.61	Available
Unit - 3	900	83.61	Available
Unit - 4/5	1,800	167.23	Available
Total	4,500	418.06	

Terms

New Lease

Rent

£1,250 - £2,500 per month

EPC

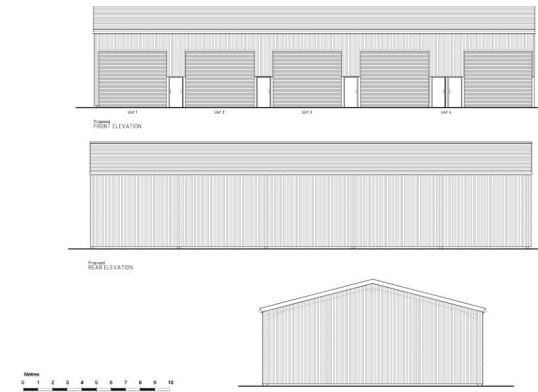
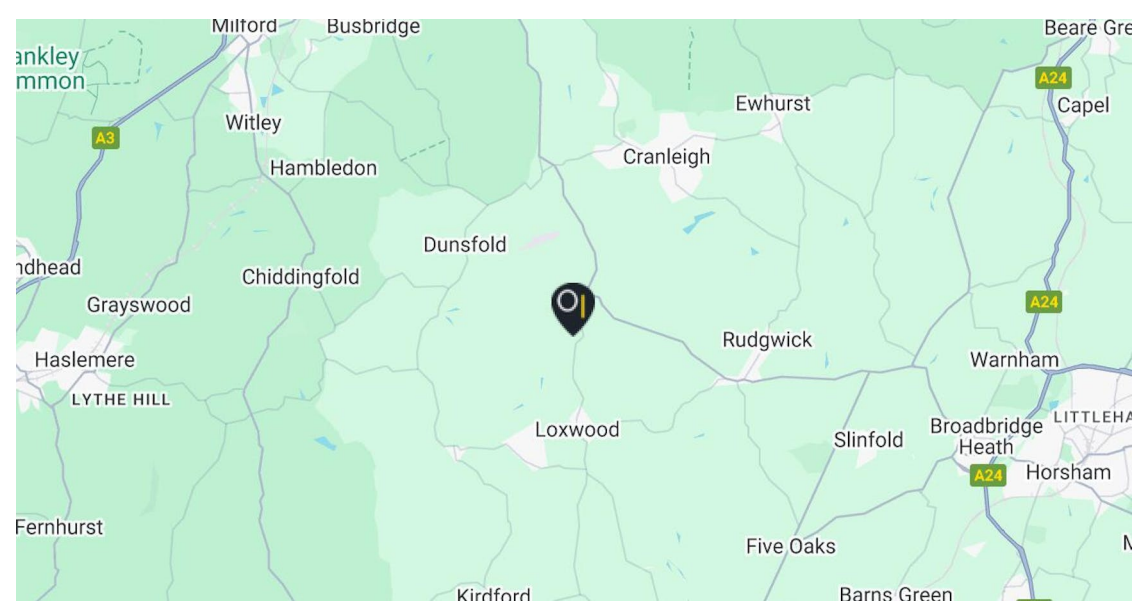
EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Business Rates

Rates Payable: £6 per sq. ft est (TBC)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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