

# STORAGE UNIT FRONT WEST

HEATHER FARM | HORSELL COMMON |  
WOKING  
GU21 4XY



**STORAGE UNIT WITHIN UNIQUE WETLANDS  
LOCATION ON OUTSKIRTS OF WOKING**

TO LET - 1,286 SQ FT (119.47 SQ M)

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hurstwarne.co.uk

### KEY BENEFITS



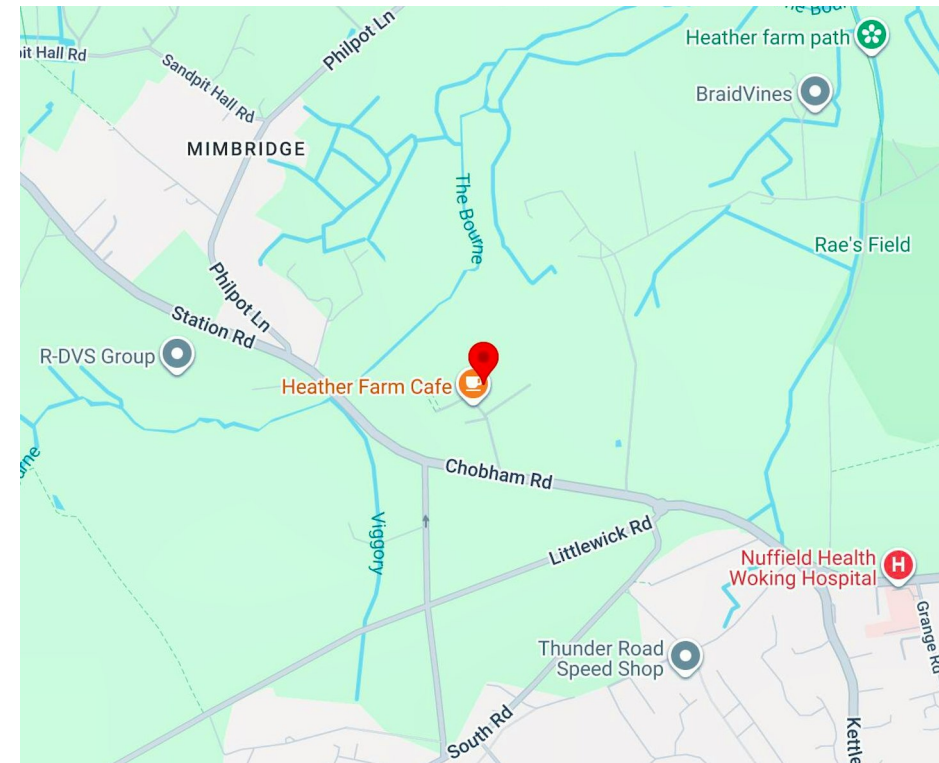
- Situated on Heather Farm Wetlands estate
- Green building with Biomass Heating and Solar Energy
- 3 on site parking spaces
- Roller shutter door
- Heating and lighting
- Good proximity to M25 and M3

### LOCATION



Heather Farm is located within Horsell Common, with easy access from A3046 Chobham Road.

Road communications are excellent with the M25 (junction 11) being just a few miles distant, plus the M3 (junction 3) at Chobham.



### DESCRIPTION



The unit is located in a unique environment within Heather Farm. Whilst the site is primarily wetlands and meadows which are hugely popular with walkers, the location also boasts the popular Heather Farm Cafe, the offices of Horsell Common Preservation Society and Prime Acrobatics.

The subject unit is within close proximity to the site entrance, and includes 3 parking spaces within the lease.

### SPECIFICATION

Heating and lighting is by way of solar and biomass fuel.

Minimum eaves 3.4m rising to 5m.



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### USE

The unit benefits from B8 storage use.

### SUMMARY

- Rent: £18,650 per annum plus VAT if applicable.
- Available Size: 1,286 sq ft
- Rates Payable: To be advised once split
- Service Charge: £3,958 per sq ft for current service charge year. This currently includes heating and lighting, with insurance being re-charged on a separate annual basis.
- EPC: On application



### TERMS

Available by way of a new full repairing and insuring lease (via service charge) for a term by arrangement.

### VIEWINGS & INFORMATION



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### ACCOMMODATION

NAME	SQ FT	SQ M
Ground - Storage Unit	1,286	119.47
<b>TOTAL</b>	<b>1,286</b>	<b>119.47</b>

Floor areas are approximate GIA

**SUBJECT TO CONTRACT** Prices & rentals are subject to VAT where applicable.

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