

TO LET
OPEN STORAGE LAND

WINDLESHAM YARD
NEW ROAD, WINDLESHAM, GU20 6BJ

1,464 - 3,509 sq ft (136.01 - 325.99 sq m)

KEY INFORMATION

Area:	sq ft:	sq m:	Rent psf +VAT pa:
G	1,464	136.01	£5.50
H	2,045	189.98	£5.50
Combined	3,509	325.99	£5.50

- Rateable Payable:** Upon application
- Lease:** Available on new lease terms to be agreed by negotiation - maximum lease term 5 years
- Legal Fees:** Each party to bear their own costs
- EPC:** EPC exempt - no building present

DESCRIPTION

The site currently comprises a open storage yard with numerous occupiers including logistics and timber operators. There is a communal WC on site.

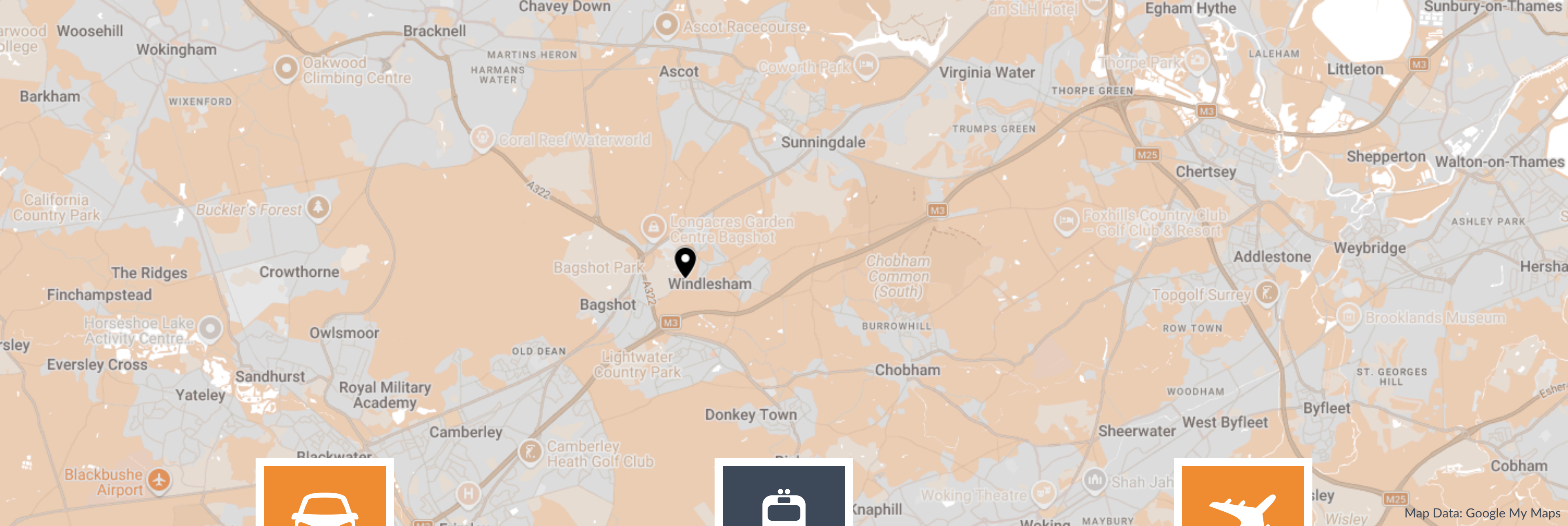
The site fronts New Road with secure gated access. The open storage land is laid out over two levels with the main open storage area being to the west side of the site.

Secure fenced sites can be offered.

SITE PLAN



Plan for illustrative purposes only. Not to scale.



CAR

1 MILE TO M3 (J3 BAGSHOT)

The site is also within easy access of the M25 motorway (8 miles) and the M4 motorway (11 miles).



TRAIN

1.3 MILES TO BAGSHOT STATION

Regular services to Ascot and Aldershot with connecting services to London Waterloo.



AIRPORT

16 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Windlesham.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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