

OPEN STORAGE LAND

NEW ROAD | WINDLESHAM

GU20 6BJ



OPEN STORAGE LAND WITH OFFICES ALSO
AVAILABLE

TO LET - 1,464 TO 20,355 SQ FT (136.01 TO 1,891.04 SQ M)

 **Hurst
Warne**

KEY BENEFITS

- Available now
- Within 1 mile from Junction 3 M3 at Bagshot
- 8 miles from J12 M25
- 11 miles from J10 of M4
- Existing hardstanding with potential for HGV's
- Secure fenced sites can be offered
- Available To Let on new leases



LOCATION

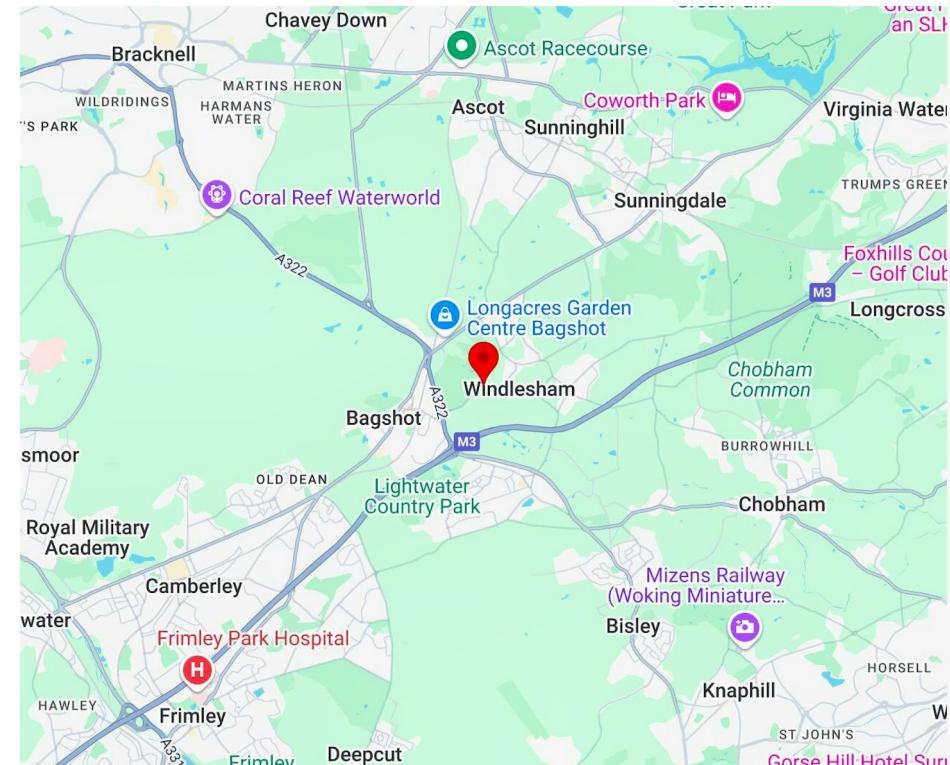


Located within 1 mile from J3 of the M3 motorway. The site is also within easy access of the M25 motorway (8 miles) and the M4 motorway (11 miles). Bagshot village is only 1 mile away from the site.

DESCRIPTION

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

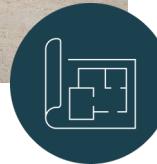
The site fronts New Road with a secure gated access. The open storage land is laid out over two levels with the main open storage area being to the west side of the site.



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[VIEW WEBSITE](#)



ACCOMMODATION

NAME	BUILDING TYPE	SIZE	RENT
Outdoor - Area B	Open Storage	11,959 sq ft	-
Outdoor - Area C	Open Storage	6,932 sq ft	-
Outdoor - Area G	Open Storage	1,464 sq ft	-

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

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

hurstwarne.co.uk

SUMMARY

- Rent: £5.50 per sq ft Rent quoted will be dependent on plot size, lease term and any security/fencing required.
- Available Size: 1,464 to 20,355 sq ft
- Rates Payable: Upon application
- EPC: EPC exempt - No building present



TERMS

Available on new leases terms to be agreed - Maximum lease term 5 years.

Pricing starting at £5.50 per sq ft (inclusive of estate charge) but exclusive of business rates.

VIEWINGS & INFORMATION



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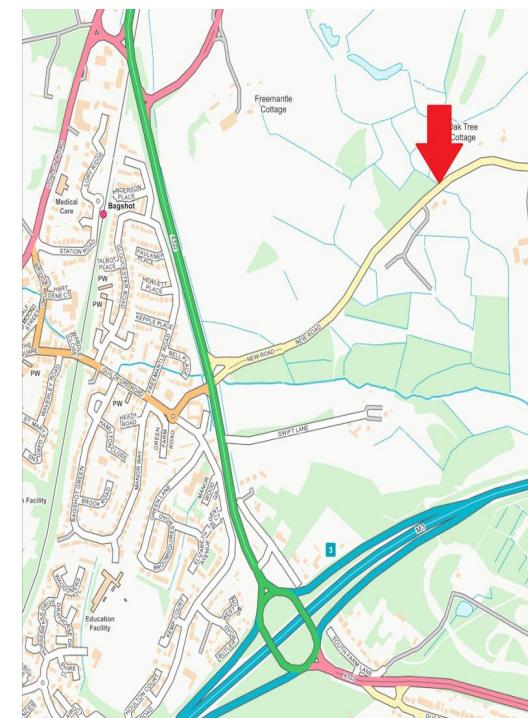
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 **Hurst
Warne**

 **RICS** 

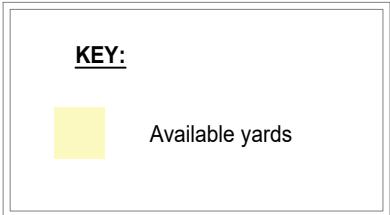
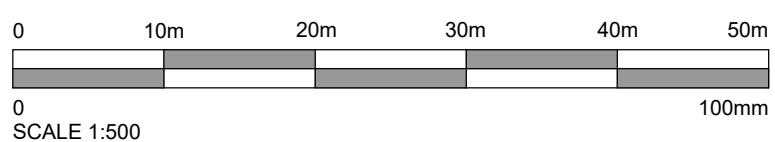
OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25





Yard Availability Plan

scale: 1:500



* ** ***
Rev Date Description

SORBON
ESTATES

Project
Windlesham Yard, New Road, Windlesham
(Landscape Supplies)

Marketing

Drawing

Yard Availability Plan

Date 07.01.2026 Scale @ A3 1:500 Drawn cwh

Drawing number LSNRW-CMPND-MKT-002 Revision