

SECURE FENCED OPEN STORAGE LAND TO LET



BETWEEN 0.25 - 2.4 ACRES

THE TIMBER YARD, LUCAS GREEN ROAD, WEST END, WOKING, SURREY GU24 9YB

**187 Lynchford Road
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Hampshire
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LOCATION

The timber yard is located at the end of Lucas Green Road, which joins the A322 Guildford Road, giving excellent access to the Junction 3 of the M3 Motorway, Bracknell and the A30 serving Camberley/Staines. Locally there is a parade of shops within approximately 1 mile, and Woking Town Centre is within a short drive.

DESCRIPTION

A level secure site of approximately 2.4 acres enclosed by wooden close board fencing accessed by double width gates and finished with a hard shale type surface, available in sizes from a quarter of an acre.

BUILT ACCOMMODATION

Also available to lease at the timber yard there is an industrial/warehouse unit/s of 2,000/4,310 ft², with full height loading door, and approximately 5m to the eaves. Please contact Clare & Co for more detailed information.

AMENITIES

- Excellent access to Junction 3 of M3
- Secure site finished with close board fencing
- Use of on site toilet facilities
- Power can be made available
- Gated access

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



LEASE TERMS

The premises are available on new lease terms, with length of term by negotiation. Please note that any lease granted will be excluded from the renewal and compensation provisions of the 1954 Landlord & Tenant Acts.

RENT An annual rent of £1.00 ft² exclusive of all other outgoings.

RATEABLE VALUE To be assessed depending on the site split.

LEGAL COSTS Each party to bear their own legal costs.

USER

Due to our client's long term occupation of the site, and their continued regard for their neighbours in Lucas Green Road, my clients will require to familiarise themselves with the use proposed to check it will be workable in this location.

RESTRICTED HOURS The site is restricted by operational hours with further information on application.

VIEWING

Strictly by appointment with the **Sole Agent**:

David Savage
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REF

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