Moundsmere
Estate Management

THE SAWYARD, EAST SHALFORD LANE

£50,000 PER ANNUM



Location

The Sawyard is located on East Shalford Lane on the edge of the village of Shalford. It is very close proximity to Guildford.

Availability

1st October 2026.

Description

A secure and well-located industrial yard available to let, extending to approximately 49,482 ft². The site is predominantly level and surfaced with compacted hardcore/concrete, making it suitable for a variety of commercial uses including open storage, vehicle parking, logistics operations, or contractor's yard (subject to any necessary consents).

The yard benefits from secure perimeter fencing and gated access, providing excellent security. The access point is wide and suitable for frequent vehicular movements, with good circulation space throughout the site.

There are a number of industrial buildings on the site varying in sizes up to 5,300 ft².

The unit benefits from its own water and three phase electrical supply.

Accommodation

The site is approximately 49,482ft² (4,597m²).

Use

Light workshop, storage and distribution, alternative uses to be agreed with Landlord.

Rent

£50,000 per annum paid quarterly in advance.

Holding Deposit

A holding deposit of £1,000 payable on agreeing terms, not refundable if the Tenant does not proceed but fully refundable if the Landlord does not. The sum will be offset against the first quarters rent.

Deposit

Deposit of the equivalent of 3 months' rent payable at the commencement of the Tenancy and refundable at the end of the Tenancy subject to inspection and any necessary reparation.

Business Rates

The property is registered for business rates.

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Utilities

The unit benefits from a separately metered three phase electricity supply, internet and water and will be the responsibility of the tenant.

Insuring and repairing obligations

Landlord insures the buildings, the Tenant is responsible for contents insurance. The Tenant will have their own public liability insurance, a copy of which will be given to the Landlord at the commencement of the Tenancy.

The Landlord is responsible for structural and external repairs and the Tenant is responsible for internal repairs.

Improvements

Permission must be sought from the Landlord before work commences, all improvements will be carried out at the Tenant's own cost and the Landlord reserves the right to ask the Tenant to re-instate work carried out by the Tenant during the Tenancy.

Service Charge

None

Terms

A new internal repairing and insuring lease is available. The property is available from 1st October 2026

Legal Fees and deposit:

The Tenant will pay 50% of the Landlord's professional costs associated with the drafting of a lease agreement.

References required:

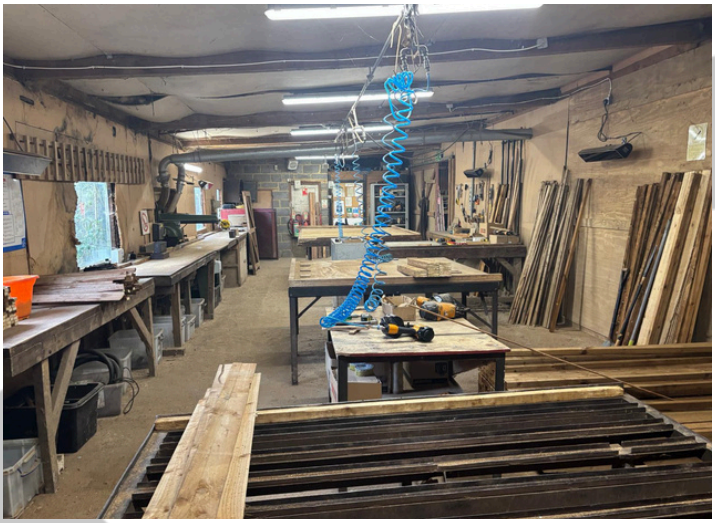
The Tenant will provide 2 of 3 of the following financial references:
-most recent trading accounts
-tax return
-bank reference.

The Tenant will also supply a copy of photo identification and bill in their name for proof of identity and address.

Contact & Viewings:

Tom Morris-Eyton t 07817457596 e tom@moundsmere.co.uk
Viewings strictly by appointment with Moundsmere Estate Management Ltd.





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