



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Ground Floor Office Space
765.5sq. ft (71sq. m)

The Byre, Tilehouse Farm Offices, East Shalford Lane, Guildford , Surrey GU4 8AE

LOCATION

The property is in Shalford an attractive village located approximately 2 miles to the South Guildford and 5 minutes' drive from the Compton A3 exit, offering easy onwards access to the M25 (J10), M3 and M4. The closest train stations is situated in Shalford Station (approx. 1 miles away) offering onward travel to Guildford and Dorking on the Reading to Gatwick Airport Line.

The nearest public transport are buses that run from the St Marys Church bus stop situated at the end of Shalford Land an approximately 3min walk from the subject property, offering regular services between Guildford, Ewhurst and Cranleigh.

DESCRIPTION

The subject premises is Unit two of the six units on the Tilehouse Farm it is formed of a open plan office space on the ground floor with a kitchenette and shared WC's.

Internally the property has a concrete floor with carpet tiles, ground level perimeter trunking, painted walls, exposed wooden beams, a vaulted ceiling, mix of fluorescent and led strip lighting and hot and cold air conditioning. The offices share an entrance and WC's with Unit 4.

ACCOMMODATION

Front Office	398.5 sq. ft	37 sq. m
Rear Office	367 sq. ft	34 sq. m
Total	765.5 sq. ft	71 sq. m

There are 3 parking spaces to the rear associated with the property.

TERMS

Available on a new lease with terms to be agreed

RENT

£23,000 inclusive of service charge.

RATES

Rateable Value: £15,750

Rates Payable: £7,717.50

EPC

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LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

T: 01483 300 176
www.owenisherwood.com
1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Sean Bellion

T: 01483 300 176

M: 07811 343109

E: sean@owenisherwood.com