




Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

NEWLY REFURBISHED OFFICE SUITES  
FROM 476 – 1,250 Sq. ft ( 44.22 - 116.12 Sq m)

1 TANNERY HOUSE, SEND, GU23 7EF

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- Extensive Car Parking
  - Carpeting Throughout
  - Air Conditioned
  - Suspended Ceilings with LED Lighting
  - Perimeter trunking with Cat 6 Cabling
  - Extensive Fibre Broadband and IT Connectivity
  - Shower Facilities

## LOCATION

Tannery House offers easy access to the A3; with Junction 10 of the M25 only three miles away. Woking is less than 4 miles away and Guildford is within 6 miles. Woking Mainline Station has a fast and regular service to London Waterloo of approximately 25 minutes. There are regular bus services to Guildford and Woking from the end of Tannery Lane.

## ACCOMMODATION

The ground floor provides 2 suites, front and rear. The front suite is arranged largely in open plan, whilst the rear suite overlooking the river is smaller. On the first floor is an open plan office. Accommodation can be easily rearranged or combined to suit requirements.

In Tannery Studios (next door) on the top floor is an open plan office overlooking the River Wey which is available on a flexible serviced, all-inclusive basis. The floor could be split into two suites from 645 sq ft.

## FLOOR AREAS

The accommodations has the following net floor areas:

<b>Tannery House</b> 1st flr	1,250 sq. ft	116.13 sq m	Available
Grd flr Office 1	750 sq. ft	69.68 sq m	Available
Grd flr Office 2	476 sq. ft	44.22 sq m	Available
<b>Tannery Studios</b> Top flr	645 to 1,750 sq. ft	162.58 sq m	Available

## TENURE

Offices 1 & 2 Tannery House are available on an all-inclusive rent under a 12-month rolling Licence.

Office 1: £3,500 pcm plus VAT.

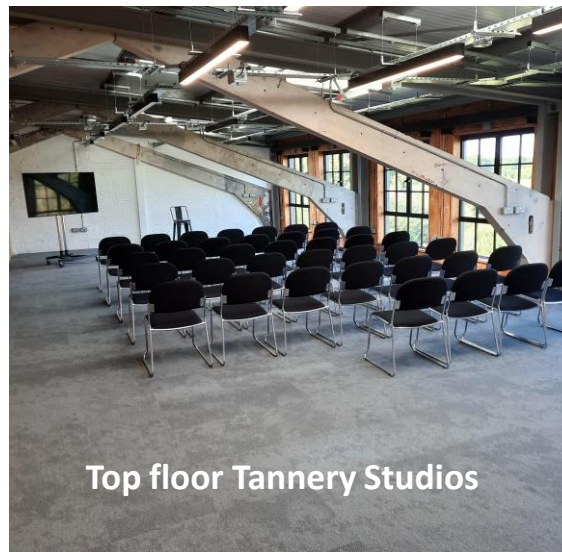
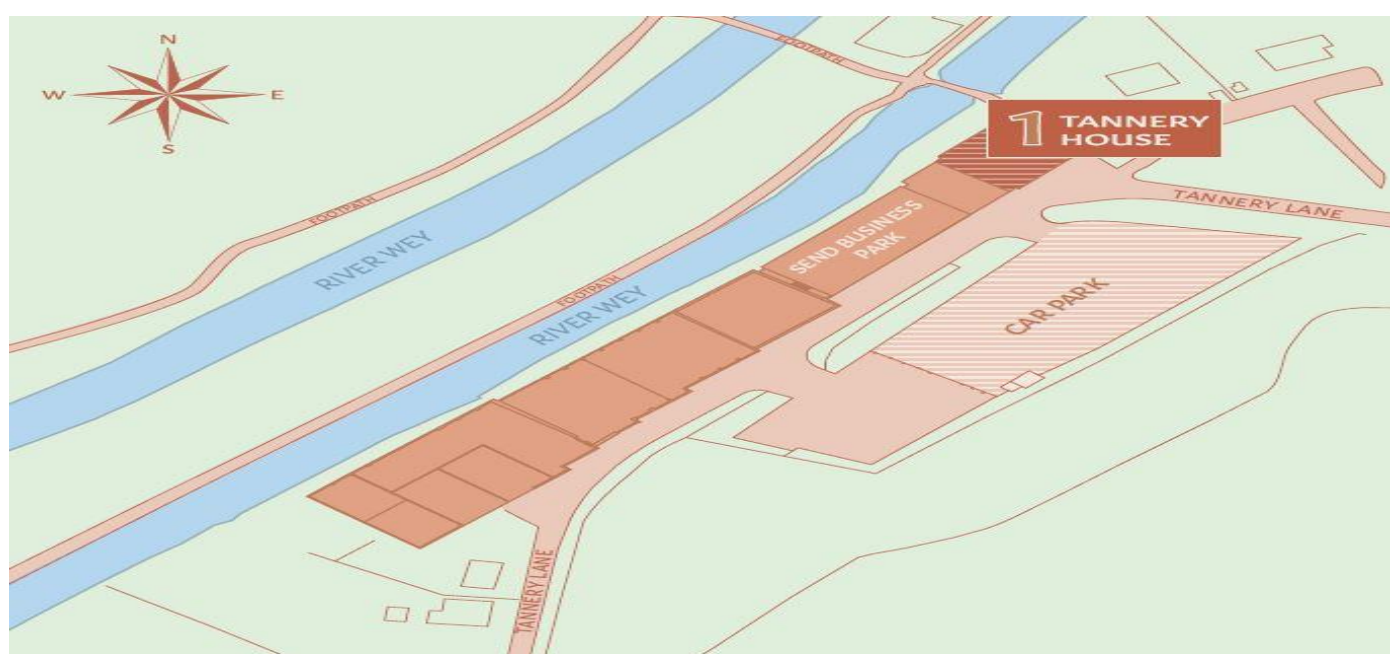
Office 2: £2,500 pcm plus VAT.

1<sup>st</sup> flr of 1 Tannery House available on a new lease on terms to be agreed. Quoting £35,000 pax plus VAT.

Top floor Tannery Studios available on an all-inclusive 12-month rolling Licence at £75 per sq ft. The suite is in a building dedicated to attract media related occupiers. The floor can be split into 2 suites from 645 sq ft.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



**Top floor Tannery Studios**



**Tannery House office**

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.

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