Owen
Isherwood
CHARTERED SURVEYORS

TO LET

CHARACTER OFFICES
1,900 sq ft – 3,890 sq. ft. (177 sq. m – 361 sq. m)

ALBURY MILL, MILL LANE, CHILWORTH GU4 8RU

- Character offices completely refurbished to "Cat A" standard.
- Tranquil setting with beautiful surrounds & traffic/congestion free.
- New modern Air Conditioning and Fresh Air Ventilation throughout.
- Private Fibre Line to Building with High-Speed Internet available.
- Minimum of 23 parking spaces for the whole unit.

LOCATION

Albury Mill lies in tranquil Tillingbourne Valley & the Surrey Hills Area of Outstanding Natural Beauty, between the villages of Albury & Chilworth. The rural setting belies the excellent access to both Guildford & the A3 (both only 5 miles) with Chilworth train station being less than 1 mile away with Gatwick, Reading and London Waterloo all accessible in less than an hour.

DESCRIPTION

The character property provides high quality, modern office accommodation over ground & 1st floors. The building provides open plan offices with capped services (providing for instalment of a kitchen/breakout areas) and two meetings' rooms on each floor. In addition, there are both male & female WCs accessed from the common parts with an ambulant disabled WC at ground floor. The building has use of the outside amenity space, adjacent to the River Tillingbourne and includes both visitor parking immediately outside the property as well as significant parking allocation within the parking area adjacent to the building.

ACCOMMODATION

The accommodation can be let as a whole or by individual floors.

AVAILABLE	SQ FT	SQ M	
Ground Floor	1,900	177	Available
1st Floor	1,990	186	Available
Total	3,890	361	

RENT

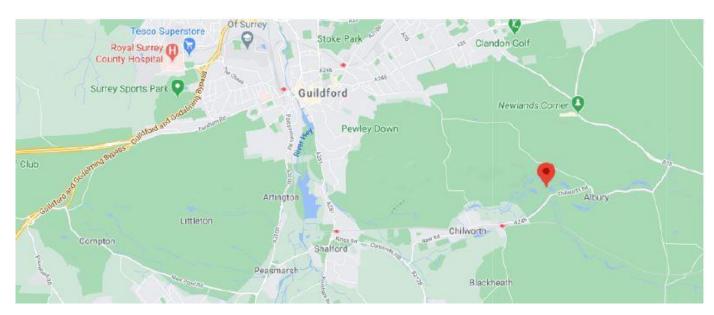£26.50 per sq. ft per annum exclusive.

RATES

Rateable Value: £67,576
Rates Payable (22/23): £34,598.91

EPC

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LEGAL COSTS

Each party to bear their own legal costs

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