

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

1 MINT STREET, GODALMING, SURREY GU7 1HE
TEL: 01483 429393 www.westwoodandco.com

SELF CONTAINED PERIOD OFFICES WITH PARKING

AT
The Steddle Granary
The Rickyard, Eashing Farm
Eashing, GU7 2QA.

APPROX. 898SQFT (83SQM) WITH 6 CAR SPACES.



DESCRIPTION:

Really lovely period self contained offices (Class E) Available for the first time in over 20 years due to the expansion of the current occupiers. The property has been fully modernised and provides excellent space with many period features, including oak floors, exposed beams and vaulted ceilings. With the new class E use the property has a wide range of uses, including medical, educational and office.

SITUATION:

The Rickyard is in an attractive rural location just under a mile from Godalming station and Town Centre and a short drive (about 2 miles) to the A3 trunk road at Milford. This accessibility plus the location and ample parking make for an excellent combination.

2)

ACCOMMODATION:

Reception: 15/6 x 12= 186sqft.

Kitchenette: Approx 46sqft.

WC

Ground Floor Office: 20 x 17 = 340sqft.

First Floor Office: 22 x 18 less stairwell 326sqft.

Stores: 46sqft.

Office Total: 898 sqft.

Stores: 46 sqft.

Total: 944 sqft. (88sq m)

OUTSIDE:

Parking for 6 cars.

RATEABLE VALUE:

£14,500pa. Qualifies for some small business rate relief.

TERMS:

A new full repairing and insuring lease is available for a term of years to be agreed.

RENT:

£20,000pax + vat.

VIEWING:

Strictly by appointment with sole agents.

Available from January 1st 2024.

VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS

WESTWOOD AND COMPANY ON 01483 429393

Website www.westwoodandco.com

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected.

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract. All negotiations should be conducted through
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