



## Tannery Studios

Tannery Lane, Send, Woking, GU23 7EF

### Unique & creative offices

350 to 5,258 sq ft

(32.52 to 488.48 sq m)

- Excellent location with canal views
- Superfast, secure fibre internet access
- Free parking
- Highly sustainable - EPC A
- Let on flexible licence
- EV charging points
- Production studio facilities available

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## Summary

Available Size	350 to 5,258 sq ft
Rent	Rent on Application
Legal Fees	Each party to bear their own costs
EPC Rating	A

## Description

Tannery Studios is a new waterside development with a large, welcoming atrium providing communal networking space. The offices have been designed with an environmental focus, including the installation of heat pumps, solar panels and EV charge points.

The development offers a variety of fully serviced office space solutions which includes all utilities and free parking, and which can be rented with flexible and scalable contracts. In addition to high speed resilient fibre to the desk, and WIFI available inside and outside, each room has its own secure network and bespoke comms requirements can be provided.

## Location

Tannery Studios enjoy rural setting, situated adjacent to the River Wey, a recognized National Trust area. These offices offer a seamless connection to Woking town centre a 10-minute drive away and Guildford accessible within a 15-minute drive. Occupiers can make use of the bus stop on Send Road, a 5-minute walk away, which offers services to Guildford and Woking. The A3 dual carriageway is conveniently located a 5-minute drive from the offices, granting access to Junction 10 of the M25, central London and Hampshire

## Accommodation

The accommodation comprises the following areas:

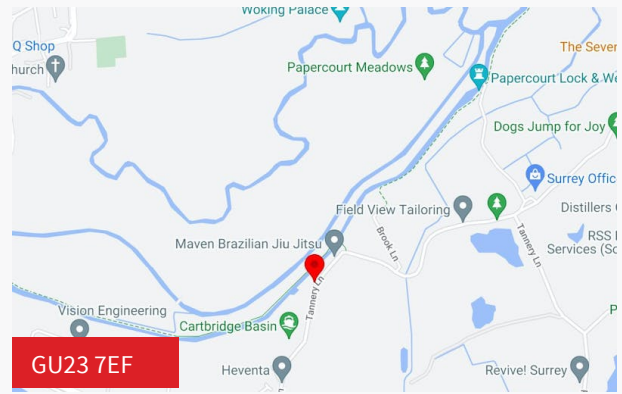
Name	sq ft	sq m	Availability
Ground - Canal Side	576	53.51	Available
1st - Pearl	649	60.29	Available
1st - Copal	642	59.64	Available
1st - Mural	443	41.16	Available
1st - Green Wall	523	48.59	Available
1st - Field View	447	41.53	Available
2nd - Rafters	1,750	162.58	Available
2nd - Apex	615	57.14	Available
2nd - Front of House	712	66.15	Available
<b>Total</b>	<b>6,357</b>	<b>590.59</b>	

## Terms

Offices available on a new lease/licence directly with the landlord with terms to be agreed.

## Video

➔ Virtual Tour - <https://www.tannerystudios.co.uk/virtual-tour/>



## Viewing & Further Information

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