



Owen
Isherwood
CHARTERED SURVEYORS

1 Tannery House, Send, GU23 7EF

TO LET | 1,250 SQ FT

Office To Let

- 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



Summary

Newly Refurbished First and Second Floor Offices

Accommodation

The first floor is currently divided into 2 suites, front and rear. The front suite is arranged largely in open plan, whilst the rear is currently partitioned to provide four large rooms and a reception space.

The second floor is an open plan arrangement. Accommodation can be easily rearranged or combined to suit requirements.

Floor Areas

The accommodations has the following net floor areas:

2nd Floor

2436 sq. Ft, 226.30 sq. M, let

1st Floor (Front)

1452 sq. Ft, 134.90 sq. M, let

1st Floor (Rear)

1230 sq. Ft, 114.28 sq. M, available

total

5118 sq. Ft, 475.48 sq. M,

The accommodation can be taken as above, or in any combination, for example, the first floor suites can easily be combined to provide one contiguous floor, of 2682 sq. Ft.

Tenure

New full repairing and insuring leases are available on terms to be agreed.

Business Rates

The business rates payable equates to approx. £6/ sq. Ft per annum.

Service Charge

Details on request

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



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