



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

Self Contained Office  
1,147 Sq. ft. ( 106.6 sq. m)

UNIT 6, LOSELEY PARK, GUILDFORD, GU3 1HS

## LOCATION

The subject property is located within the grounds of Loseley Park Estate on Littleton Lane which connects to the B3000 to the South and Sandy Lane to the North. Home Farm contains several light industrial and office occupiers including carpenters, fruit and veg wholesalers and other service providers.

The centre of Guildford is a 6-minute drive from the subject property and the A3 can be reached in just under 7 minutes. Both Guildford and Godalming mainline stations can be reached in under 10 minutes by car.

## DESCRIPTION

Unit 6 consists of a self-contained office formed of open planned space with separate kitchenette and W/C. The office has carpeted floors, perimeter trunking, gas radiators, painted walls, fluorescent tube lighting and painted wooden beams.

Internally the space has carpet floors, power points throughout, painted walls, fluorescent tube lighting and electric heaters.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Kitchenette	71	6.60
W/C	110.8	10.3
Office	965.5	89.7
<b>Total</b>	<b>1,147</b>	<b>89.7</b>

## RENT

£21,500 per annum. Plus VAT.

## RATES

Rateable Value: £21,750

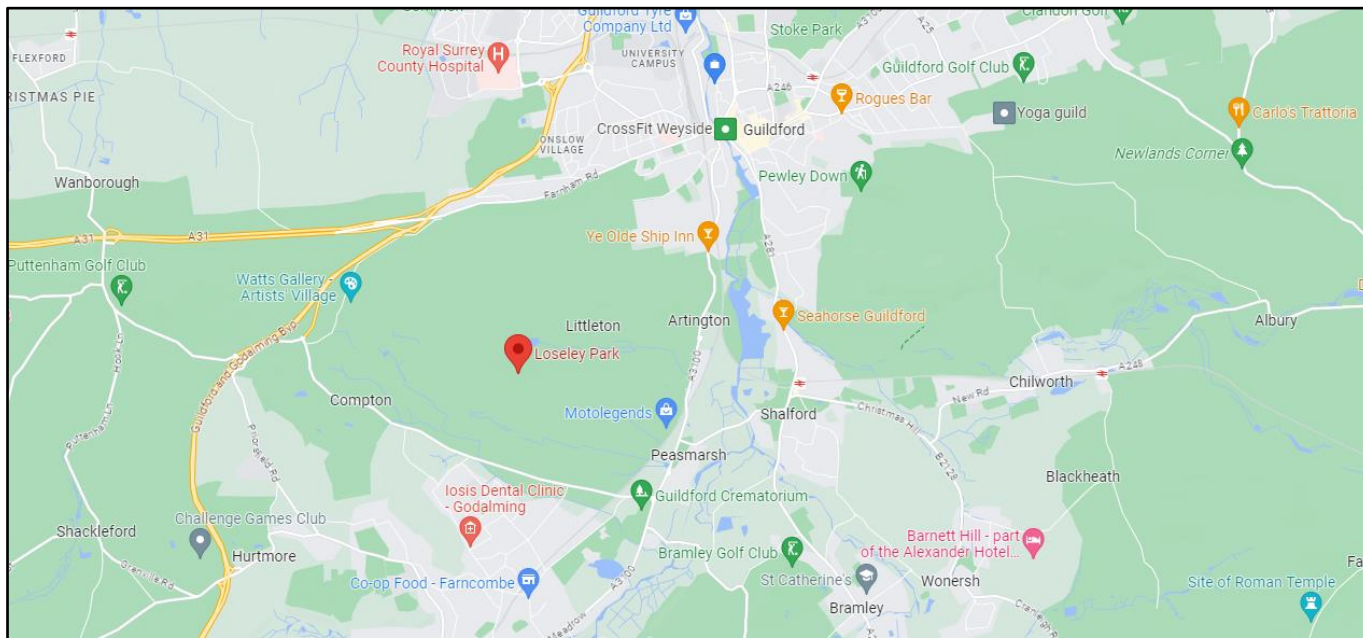
Rates Payable: £10,657.50 (22/23)

## EPC

E - 115

## LEGAL COSTS

Each party to bear their own legal costs



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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