



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Class "E" First Floor Space  
600 sq ft / 55.74 sq. m.

**Unit 2 Albury Village Hall, Albury GU5 9AD**

## LOCATION

Located in the heart of the Surrey Hills within Albury Village and situated just off the A248, being one of the main link roads between Albury, Chilworth and Shere. The closest form of public transport are bus stops located immediately in front of the property, with services running between Guildford and Redhill. The closest train station is Chilworth, just 1.5 miles (5 mins drive) and offers services between Reading, Redhill and Gatwick Airport.

## DESCRIPTION

The subject premises are formed of first floor office space, adjacent to The Village Hall, which have recently been redecorated and will be offered with vacant possession. The property now falls under Class "E", so is suitable for a variety of uses, including offices, going forwards.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Unit 2	600	55.74

There is a large car park associated with the Village Hall and Tenants will receive the right to park associated vehicles within this area.

## RENT

£12,000 + VAT

The premises are available on a new lease with terms to be agreed.

## RATES

Rateable Value: £10,000

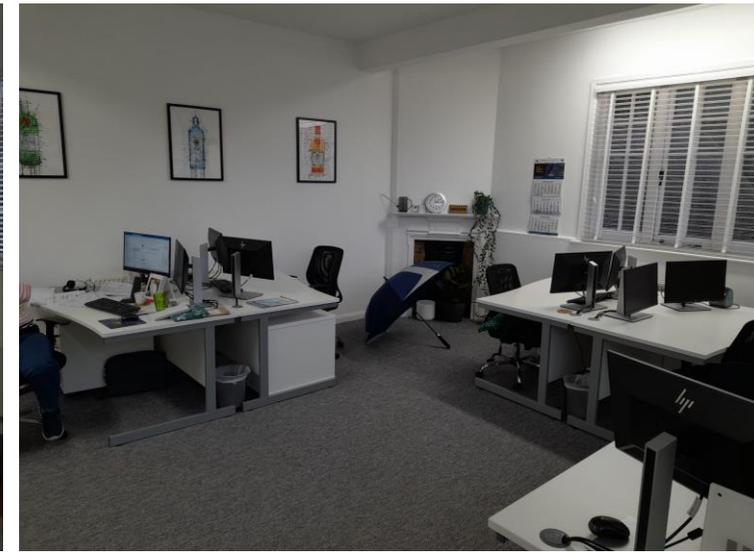
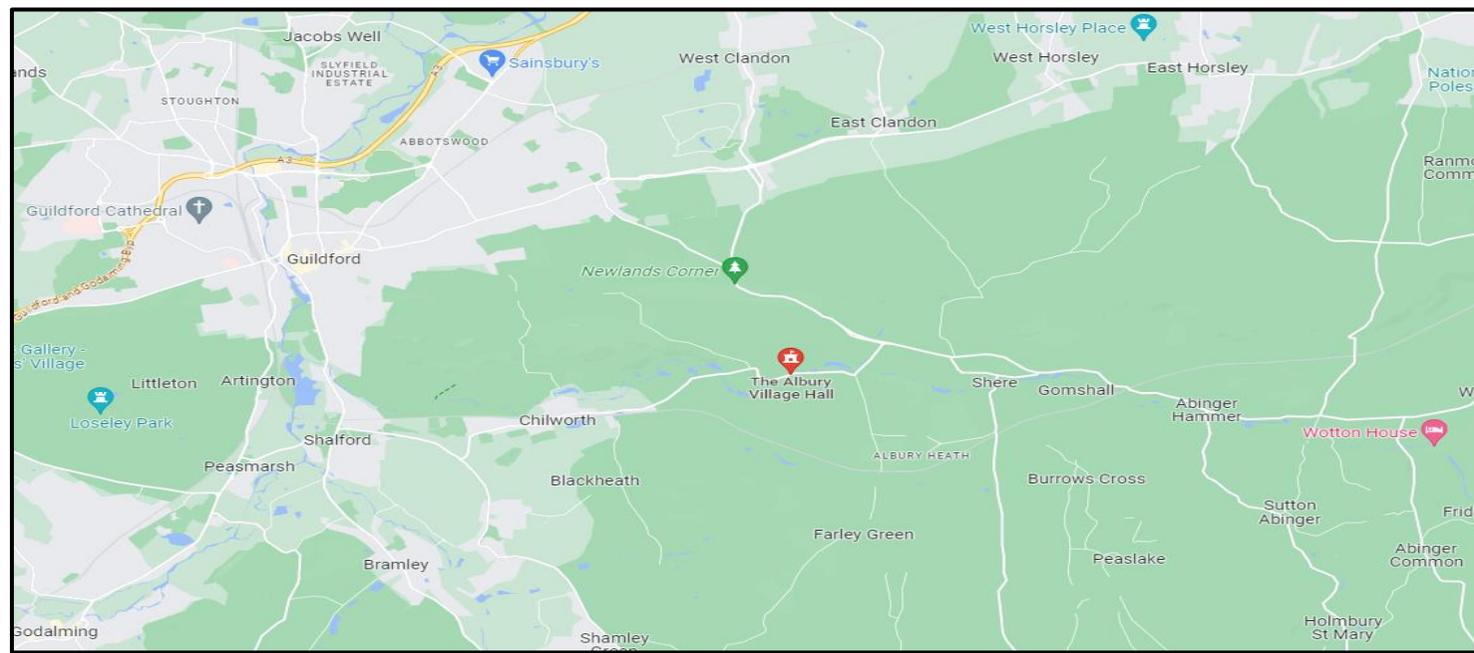
Rates Payable: £4,990 – Small Business Rates Relief may apply.

## EPC

C - 72

## 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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