

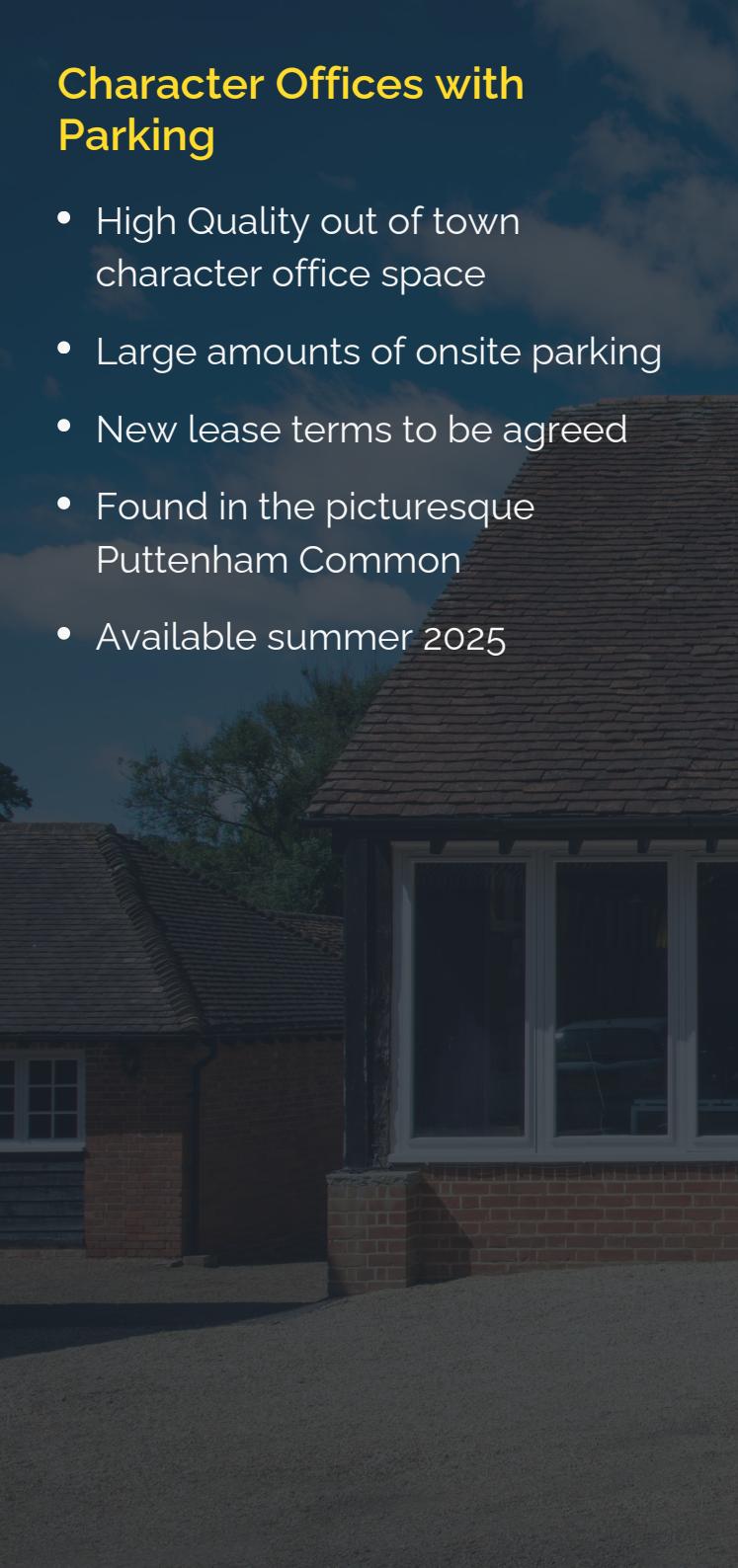


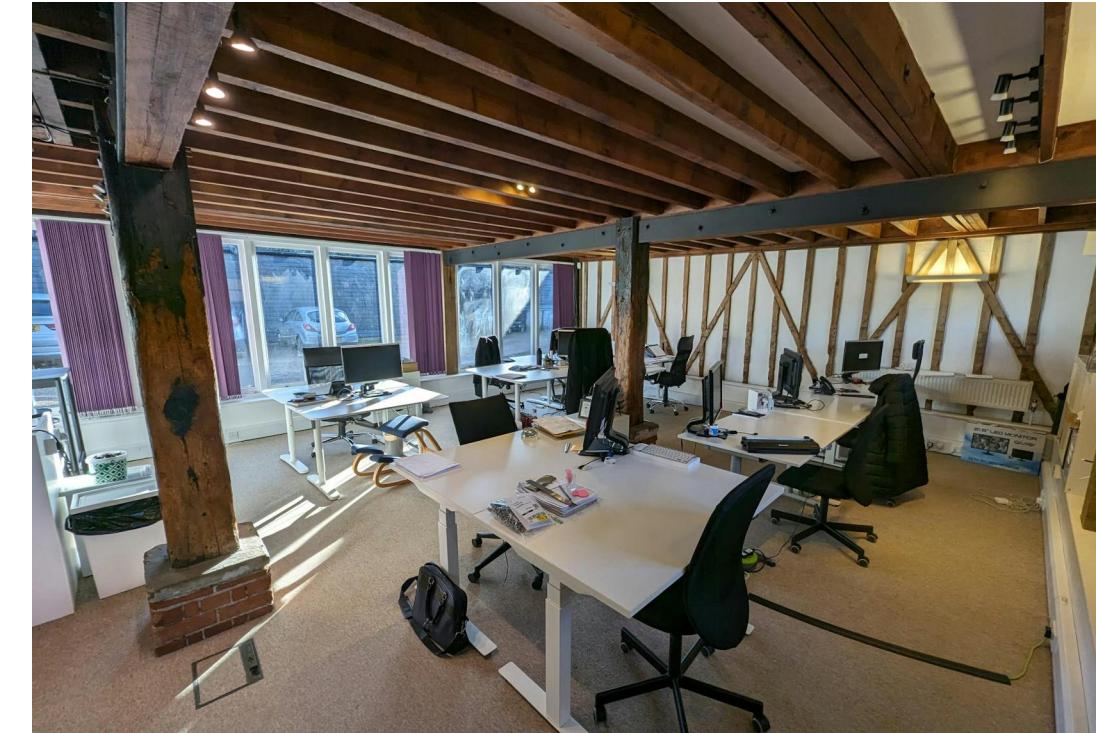
Owen
Isherwood
CHARTERED SURVEYORS

The Buttery, Shoelands Farm, Seale Lane, Farnham, GU10 1HL
TO LET | 454 TO 1,531 SQ FT (42.18 TO 142.23 SQ M)

Character Offices with Parking

- High Quality out of town character office space
- Large amounts of onsite parking
- New lease terms to be agreed
- Found in the picturesque Puttenham Common
- Available summer 2025





Location

Shoelands Farm is a converted dairy farm, located in West Surrey between Puttenham and Seale on the Hampton Estate. It is situated in an attractive rural location with access onto the Estate's land for jogging and walking dogs. This development is located 6 miles to the west of Guildford and 6 miles to the east of Farnham, parallel to the A31 and 2.5 miles from the A3 Compton interchange.

Description

Shoelands Farm was re-developed in 2006-7 to convert the existing Dairy Farm buildings into high quality offices. These offices are two storey, with their own kitchenette and WC facilities.

The office has carpeted floors, timber casement windows, wall-mounted radiators, up-lighters and perimeter trunking for both power and data. There are exposed timber roof trusses and stone-work. The development has a dedicated fiber connection which can provide super-fast connection speeds.

The office has a formal parking allocation but there is plenty of overspill car parking on-site. There are storage units also available on-site at an additional cost. There is a biomass boiler which heats the offices by using woodchips generated on the Hampton Estate.

Health, Fitness and Leisure users will be considered.

Accommodation

Name	sq ft	sq m	Rent
Ground - Right Hand Side	454	42.18	£11,100 /annum
Ground - Left Hand Side	1,077	100.06	£26,400 /annum
Ground - Whole floor	1,531	142.23	£37,500 /annum

Terms

New Lease

Rates & Charges

Rateable value: £23,500

Rates payable: £11,726.50 per annum

EPC

C (52)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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