



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

ATTRACTIVE BARN STYLE OFFICE
with excellent car parking
1,021 sq ft (94.85 sq m)

THE CARTSHED, AMBERLEY FARM, OLD ELSTEAD ROAD, MILFORD, SURREY GU8 5EB



- High quality barn style office
- Completely self-contained
- Timber laminate flooring
- Feature LED lighting
- Light and airy office environment
- At least 6 car parking spaces

LOCATION

The property is located just off the A3, the main trunk road for Portsmouth and Central London. Godalming town centre is approximately ¾ mile from the property, with Guildford accessed directly via the A3 approximately 6½ miles to the north of the property. The property has good road communications being close to the Milford junction of the A3 and with access to the M25 (Junction 10) and the national motorway network beyond. Milford railway station is less than 1 mile away.

DESCRIPTION

The Cartshed is one of three barn style office conversion situated on a semi-rural estate. The high-quality conversion provides open plan office space and is completely self-contained with its own kitchen and w.c. facilities. The premises are centrally heated and benefit from perimeter trunking for power and data.

ACCOMMODATION

The office has a net floor area of 1,021 sq ft (94.85 sq m). The building has an EPC rating of C-58

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

£26,000 per annum exclusive of rates and estate charge.

BUSINESS RATES

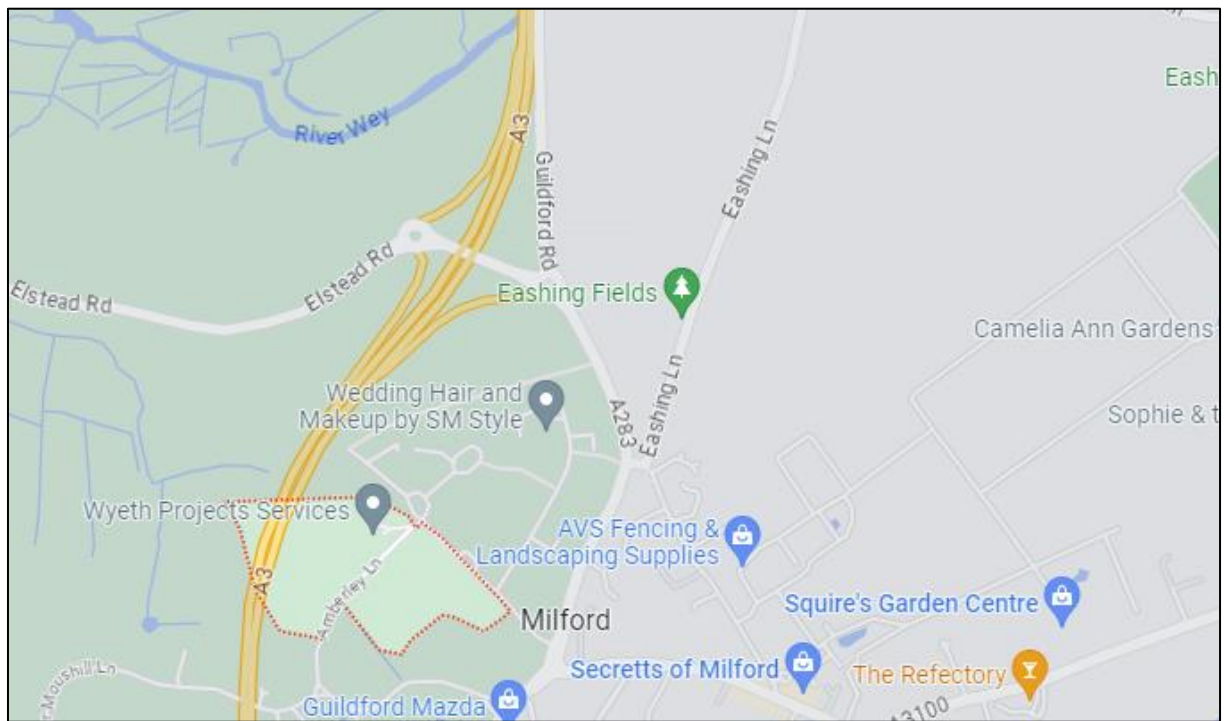
Rateable Value: £19,500
Rates Payable: £9,730.50

ESTATE CHARGE

There is a small estate charge.

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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