



Owen  
Isherwood  
CHARTERED SURVEYORS

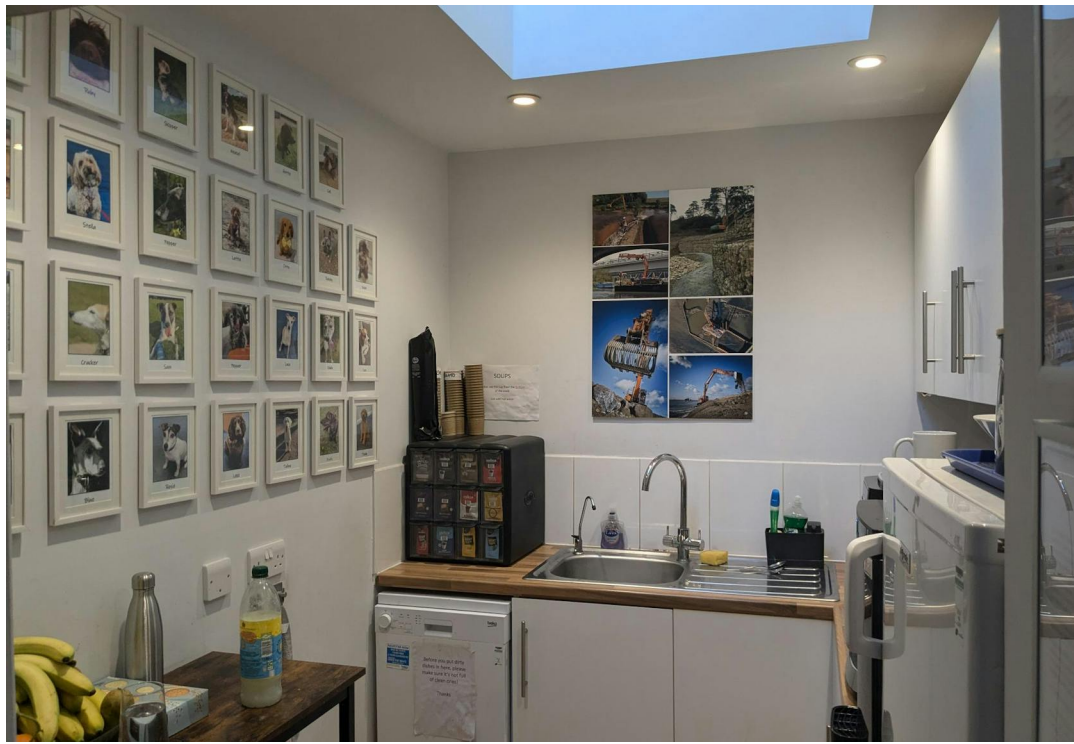
Estate Workshops, Albury Estate, Albury, Guildford, GU5 9AF

**TO LET | 3,401 SQ FT**

## Character out of Town Class "E" unit available on a New Lease

- Based entirely on the ground floor.
- Gorgeous countryside setting.
- Situated close to Guildford.
- Nearby bus links.
- Allocated outdoor garden area
- Significant Parking Allocation
- EV Charging Points available





## Location

The countryside village of Albury is situated on the outskirts of Guildford, which is situated at the centre of the County of Surrey.

Accessible mainly by car, it is a ten-minute drive from Shalford and a six-minute drive from Gomshall. Both towns offer rail links to Reading and Gatwick Airport running East to West, with links to the Capital and Portsmouth Harbour running North to South available from Guildford. In addition; there is a railway station at Chilworth, as well as Gomshall, offering links to surrounding areas.

Bus links within a two-minute walk of the estate provide transport between Guildford, Dorking and Redhill.

## Description

Based entirely on the ground floor, this quiet countryside office building is surrounded by green spaces, as well as being complimented by a number of preserved and Grade-II listed buildings nearby. The building itself is of brick-and-slate construction typical of the area.

Internally the premises is separated into six office units of varying sizes, two WC units and a kitchen unit at the centre. A connecting corridor links the building together at the rear.

There are character features including exposed beams throughout, as well as traditional window fittings.

The Landlord will remain responsible for the main structure of the building (including the roof and structural items) with the Tenant only being responsible for internal repairs. External redecoration items (including gutter clearance) will be organised by the Landlords & charged back to the Tenants.

## Rent

£20 per sq ft

## Rates & Charges

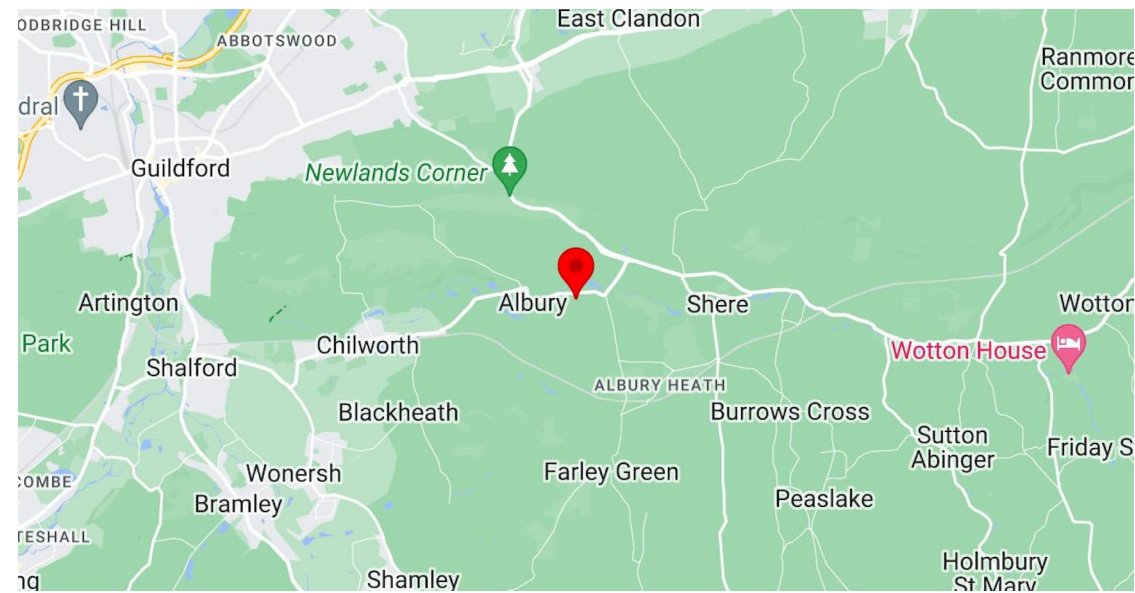
Service charge: N/A  
Rates payable: £19,336.25 per annum

## EPC

D (g1)

## Legal costs

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



## Contact

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