



Owen  
Isherwood  
CHARTERED SURVEYORS

The Granary, Ockley Court Farm, Coles Lane, Ockley, RH5 5LS

**TO LET | 620 SQ FT**



## Grade II Listed Converted Office Building

- Open Plan Ground Floor Office
- First Floor Mezzanine
- Kitchenette & WC
- 3 Demised Parking Spaces plus Shared Parking Area





## Location

Ockley Court is an attractive rural office scheme located on Coles Lane. Both the village of Ockley and the mainline train station are under a 3-minute drive. The A24 can be reached in under 5 minutes and provides links to Dorking in the North and Horsham to the South.

## Description

The subject character office space is spread across ground and first floors with W/C and kitchenette facilities located to the rear of the ground floor. Each floor is carpeted, featuring florescent spotlighting, power points throughout and double door access. There is plenty of on-site parking with overflow parking also located close by.

## Accommodation

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Ground       | 410        | 38.09        | Available    |
| Mezzanine    | 210        | 19.51        | Available    |
| <b>Total</b> | <b>620</b> | <b>57.60</b> |              |

## Rent

£20 per sq ft

## Rates & Charges

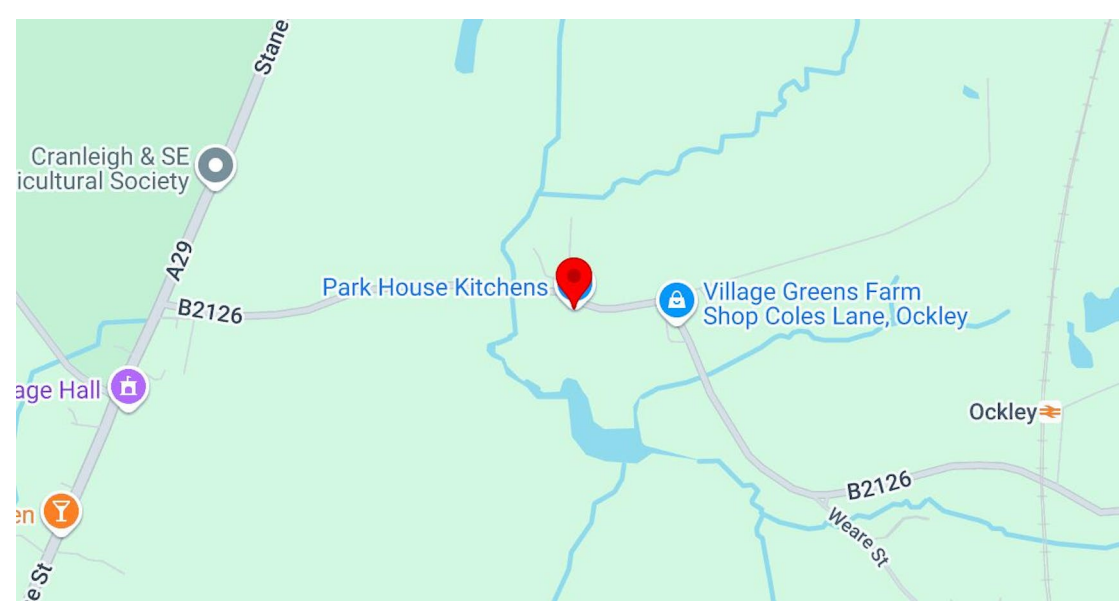
Rates payable: £2,894.20 per annum 100% Small Business Rates Relief may apply to eligible occupiers.

## EPC

C (59)

## Legal costs

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



## Contact

**Charlie Williams**

T: 01483 300 176

M: 07456 899972

E: [charlie@owenisherwood.com](mailto:charlie@owenisherwood.com)

**owenisherwood.com | 01483 300 176**

**1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU**

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