



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

CLASS E SUITE  
1419 Sq. ft. (131 sq. m)

Unit 11, Loseley Park Estate, Guildford, GU3 1HS

## LOCATION

Located within the grounds of the Loseley Park Estate between Peasmarsh and Compton, the property is located on an industrial estate containing several light industrial and office occupiers including carpenters, fruit and veg wholesalers and other service providers.

The property is a six-minute drive away from Guildford centre with the nearest significant road connection being the A3 which is one mile away. Both Guildford and Godalming mainline stations can be reached in under 10 minutes by car.

## DESCRIPTION

Unit 11 consists of suitable auxiliary office space to complement its large open plan layout suited to a variety of uses. The unit has single glazed windows, external oil-fired boiler, fluorescent tube lighting, W/C facilities and a level change between the right and left side of the unit.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground floor	1514.59	140.71
Net Ground Floor	1419.11	131.84
Total	1514.59	140.71

## RENT

£28,000 pax.

## RATES

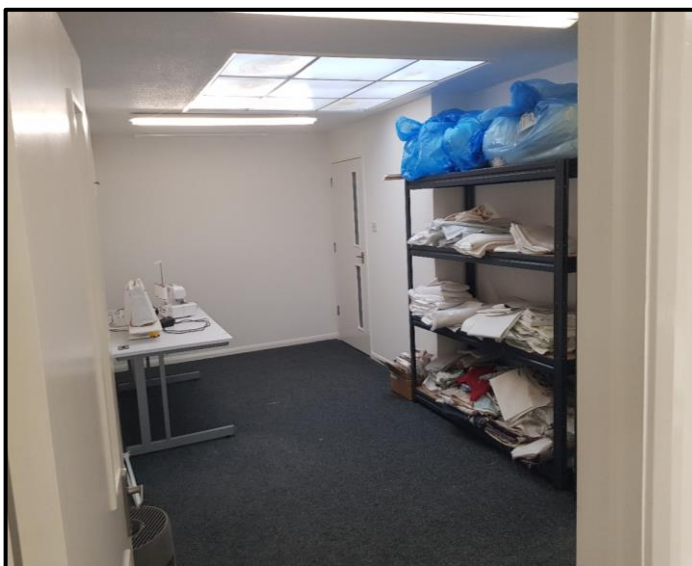
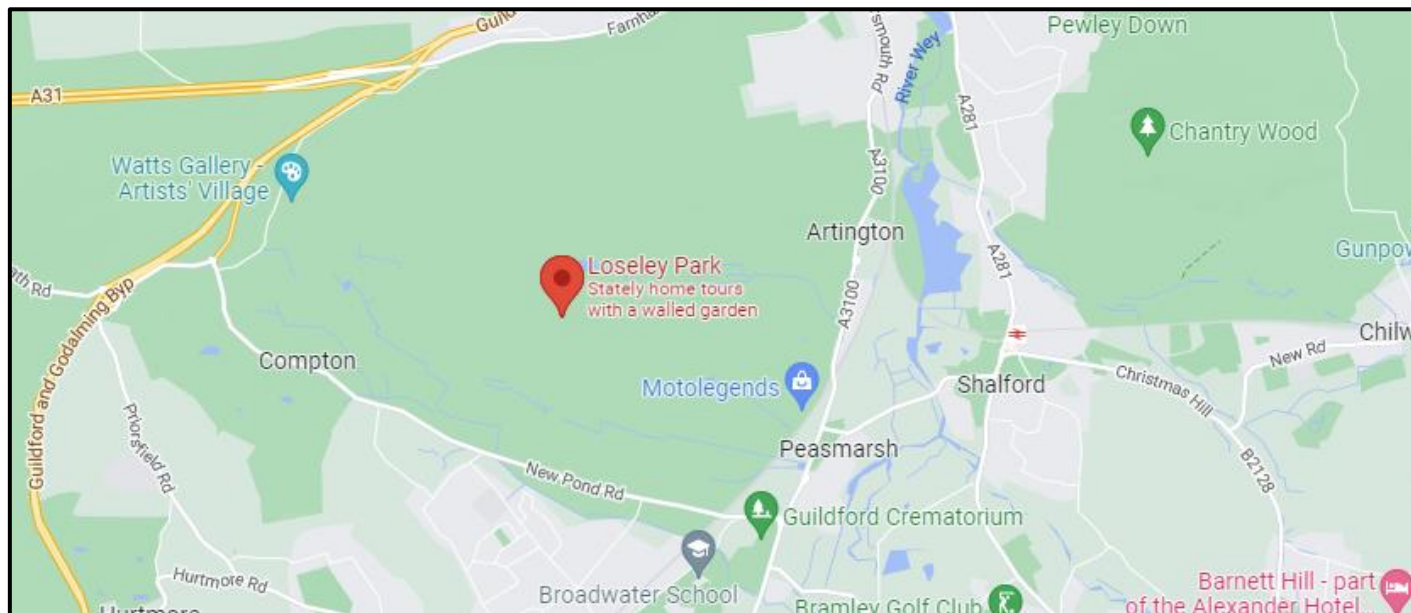
Rateable Value: £12,250  
Rates Payable (21/22): 6,112.75  
Rateable value (22/23): £14,000  
Rates Payable (22/23): £6,986

## EPC

D - 90

## 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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