

TO LET

WORKSHOP/OFFICE  
2,028.26 sq. ft. ( 188.43 sq. m)

UNIT 21, HOME FARM, LOSELEY PARK, GUILDFORD, GU3 1HS



## LOCATION

Unit 21, Home Farm is located within the grounds of Loseley Park Estate on Stakescorner Road which connects to the B3000 to the South and Sandy Lane to the North.

The centre of Guildford is a 6-minute drive from the subject property and the A3 can be reached in just under 7 minutes. Both Guildford and Godalming mainline stations can be reached in under 10 minutes by car.

## DESCRIPTION

This barn conversion provides just over 2,000 sq. ft. of office/workshop space set in the picturesque grounds of Loseley Park. Mostly open plan, the unit features a built-in kitchen at one end, w/c and several rooms the stud walls of which can be removed if required.

Heating and cooling is provided by a/c and there is parking available.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Office/Workshop	1,729.56	160.68
Lobby/Store	298.70	27.75
Total	2,028.26	188.43

## TERMS

Existing lease available for assignment but preference to grant new lease on new terms.

## RENT

£26,000 per annum (Plus VAT)

## RATES

Rateable Value: £11,750

Rates Payable (23/24): £5,863.25 per annum

## EPC

TBA



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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