



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

RECENTLY REFURBISHED OFFICE SPACE  
780 sq ft (72.46 sq m)

UNIT 6A/6B, OPENVIEW FARM, EPSOM ROAD, WEST HORSLEY, GUILDFORD, SURREY KT24 6AP

## LOCATION

Openview Farm is situated approximately 5.9 miles to the East of Guildford and 2.9 miles West of Effingham town centres. The closest train station is situated in Horsley 2.0 miles away (approximately 6 mins drive) from Openview Farm; offering services between Guildford, Sutton and London Waterloo.

The subject property is situated just off Epsom Road (A246) with a bus stop located immediately outside Openview Farm (bus no. 479) offering good vehicular links between, Epsom, West Horsley and Guildford Town Centre.

## DESCRIPTION

Unit 6A/6B Openview Farm is one of two former agricultural buildings used as poultry sheds that were granted flexible B1/B8 planning consent under application 16/P/01696 by Guildford Borough Council and significantly refurbished internally to provide suitable accommodation for office and light industrial occupiers.

Unit 6A provides self-contained office accommodation with kitchen & WC facilities, Unit 6B offers a 50/50 split between offices and light industrial/storage. There is parking for 5-6 vehicles immediately adjacent to the unit.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
6A	780	72.46
6B	497	46.22
<b>Total</b>	<b>1,277</b>	<b>118.7</b>

## TERMS & RENT

Available on new lease terms to be agreed..

6A - £16,500 pax

6B - £12,000 pax

## RATES PAYABLE

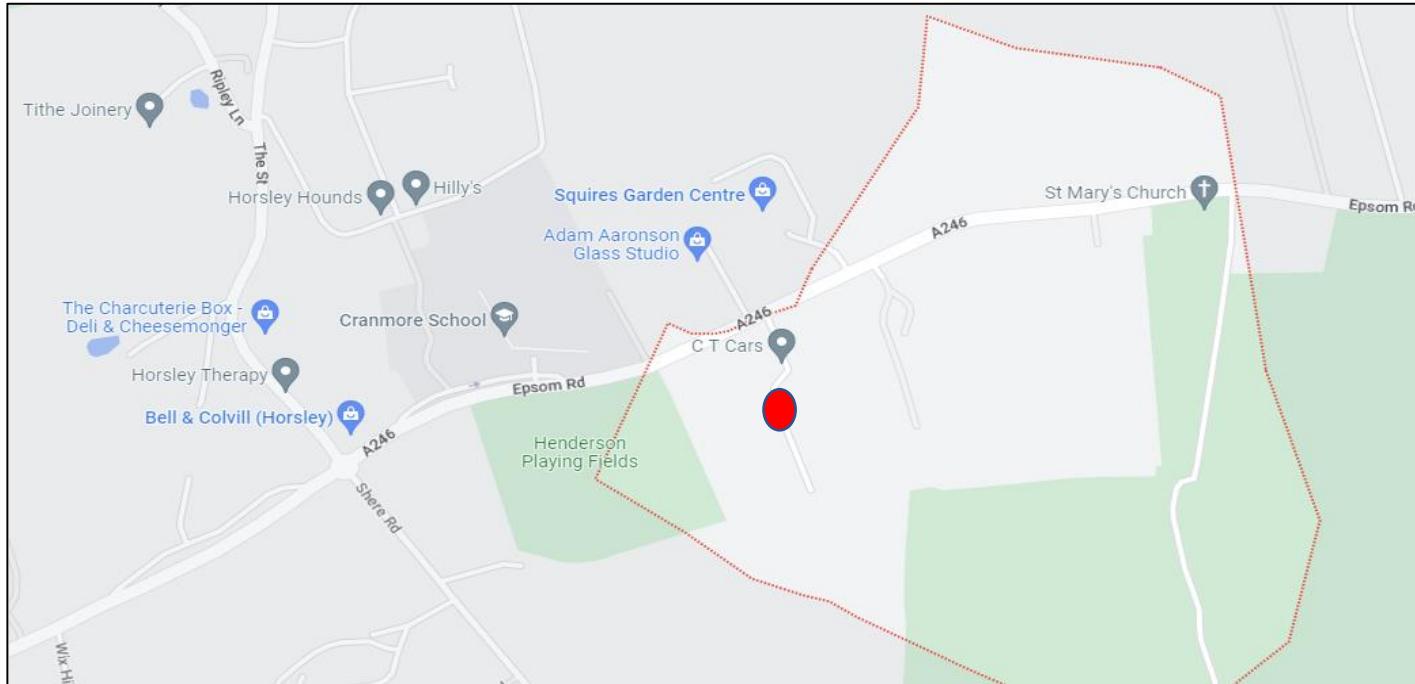
6A - £4,263 (23/24)

6B - £2,033.50 (23/24)

100% Small Business Rates Relief for Eligible Occupiers.

## EPC

C:73



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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