



Owen  
Isherwood  
CHARTERED SURVEYORS

Mellersh Farm Barn, New Pond Road, Guildford, GU3 1BN

**TO LET | 4,966 SQ FT (461.36 SQ M)**

Stunning Commercial Barn

## Stunning Barn - Flexible Use

- Newly Built Barn Available to Let
- Located Within Grounds of the Loseley Estate
- Accessed From Busy B3000 (New Pond Road)
- Substantial Car Park and External Storage
- Under Floor Heating



## Location

Located off the busy B3000 in an attractive rural setting but in close proximity to both Guildford & Godalming.

## Description

Mellersh Farm Barn is a stunning newly built commercial barn featuring a c. 2,000 sq. ft. main barn, c. 800 sq. ft. of back office/kitchen areas and another 2,000 sq. ft. of external storage. Externally there is an attractive gated courtyard and a large car park. The property benefits from underfloor heating in the main barn, security and fire alarms and energy efficient lighting.

## Accommodation

Name	sq ft	sq m	Availability
Building - Main Barn	2,933	272.48	Available
Building - External Storage	2,033	188.87	Available
<b>Total</b>	<b>4,966</b>	<b>461.35</b>	

## Terms

New Lease

## Rent

£60,000 per annum

## EPC

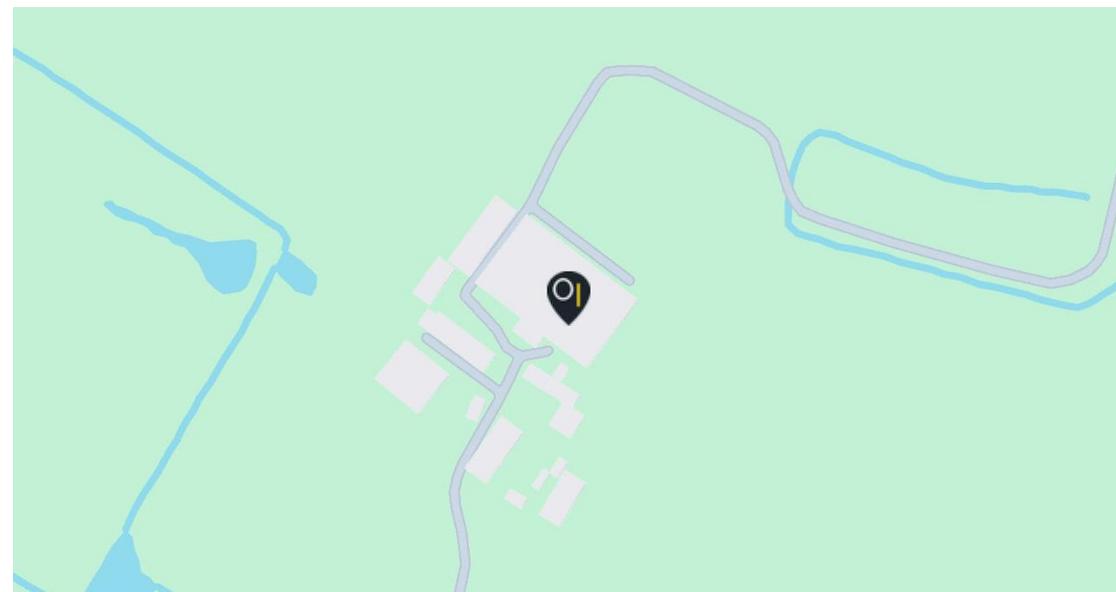
EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Business Rates

To be confirmed.

## Legal costs

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



## Contact

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