



The Mill, Abbey Mill Business Park,
Lower Eashing, Surrey GU7 2QJ

Fully Fitted Office Suite with 17 Car
Parking Spaces

TO LET

3,129 Sq Ft (291 Sq M)

The Mill, Abbey Mill Business Park, Lower Eashing, Surrey GU7 2QJ

DESCRIPTION

Abbey Mill Business Park is an established, sought after office location in a tranquil island setting on the River Wey less than half a mile from the A3. The Mill occupies a prominent position bridging the river at the entrance to the development. The available suite comprises a fully fitted 1st floor office of 3,129 sq ft providing a mixture of open plan space together with meeting rooms & cellular offices together with 17 parking spaces. The furniture could also be made available, providing a cap ex free solution.

- ✓ High quality fully fitted office suite
- ✓ Tranquil location yet only half a mile to A3
- ✓ Fully fitted with 17 parking spaces
- ✓ Air conditioning
- ✓ Raised floors
- ✓ EPC - B (47)
- ✓ Great pub with accommodation next door - The Stag on the River



ACCOMMODATION

Net Internal Area	sq ft	sq m
1st floor	3,129	291
Total	3,129	291

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

RV (2017) - £54,500
Rates Payable (2021/22) - £27,904 based on the current multiplier of 51.2p in the £

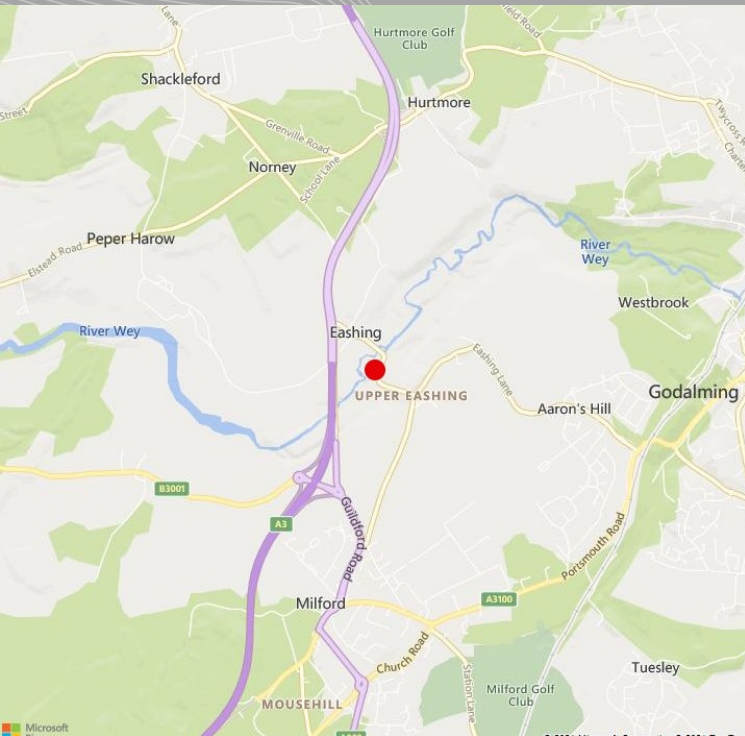
TERMS

The suite is available by way of an assignment or sublease for term expiring no later than March 2029.

EPC B (47)



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LOCATION

Abbey Mill Business Park is an established, sought-after office location in a tranquil island setting on the River Wey less than half a mile from the A3. The Mill occupies a prominent position bridging the river at the entrance to the development. Access to the road network is excellent and instant. Junction 10 of the M25 is approximately 15 minutes drive.



<https://www.lsh.co.uk/find/properties/surrey/guildford/61814>

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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