



## High-quality offices on a converted dairy farm

- Attractive rural setting
- Excellent links — 6 miles from Guildford and Farnham, close to A31 and A3
- Character features including exposed timber trusses, stonework, and timber casement windows
- Kitchenette and shared WC facilities
- Superfast fibre broadband connection available
- Ample on-site parking
- Biomass heating system using sustainable woodchips from the Estate
- Suitable for Class E uses – office, health, fitness, or leisure
- Shoelands Office Website - <http://www.shoelandsfarmoffices.co.uk/>



## Location

Shoelands Farm is a converted dairy farm, located in West Surrey between Puttenham and Seale on the Hampton Estate. It is situated in an attractive rural location with access onto the Estate's land for jogging and walking dogs. This development is located 6 miles to the west of Guildford and 6 miles to the east of Farnham, parallel to the A31 and 2.5 miles from the A3 Compton interchange.

## Description

Shoelands Farm was redeveloped in 2006–07 to convert the former dairy buildings into high-quality office accommodation. These offices feature a kitchenette and shared WC facilities. The office has carpeted floors, timber casement windows, wall-mounted radiators and perimeter trunking as well as character features of exposed timber roof trusses and stonework. The development benefits from superfast fibre broadband, ample on-site parking, and biomass heating powered by sustainable woodchips from the Hampton Estate. Additional storage units are available by separate arrangement. Suitable for Class E uses, including office, health, fitness, and leisure.

## Accommodation

| Name              | sq ft | sq m   | Availability |
|-------------------|-------|--------|--------------|
| Building - Room 1 | 690   | 64.10  | Available    |
| Building - Room 2 | 359   | 33.35  | Available    |
| Building - Room 3 | 230   | 21.37  | Available    |
| Total             | 1,279 | 118.82 |              |

## Terms

New Lease

## Rent

£25 per sq ft

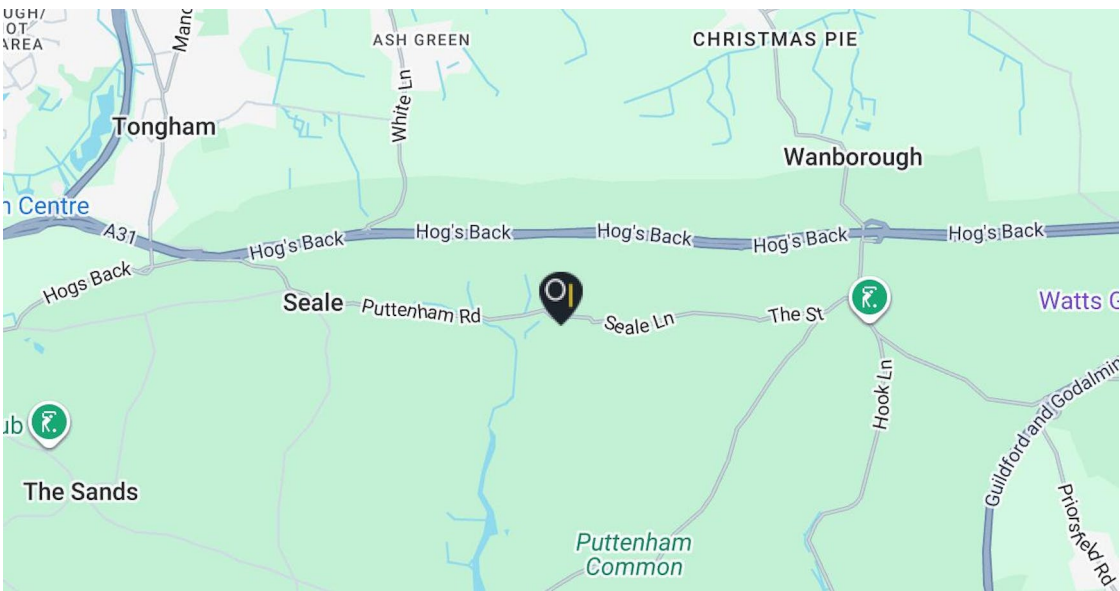
## VAT

Payable upon the rent, service charge and deposit.

## Current Business Rates

The Parlour South: Rateable Value - £13,750, Rates Payable - £6,861.25 per annum  
The Parlour North: Rateable Value - £12,500, Rates Payable - £6,237.50 per annum

## Legal costs



## Contact

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