



The Granary & The Wharf

Abbey Mill Business Park, Eashing, Guildford, GU7 2QW

**Riverside offices with excellent
parking 1 minute from the A3**

2,137 to 6,447 sq ft
(198.53 to 598.95 sq m)

- Excellent parking provision - 1 space to 172 sq ft
- High efficiency VRV air conditioning
- Full access raised floors
- Passenger lift
- Award winning pub/restaurant (The Stag) adjoining
- Free fishing!
- Superb connectivity with up to 1GB fibre

Summary

Available Size	2,137 to 6,447 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	£2.50 per sq ft
EPC Rating	Upon enquiry

Description

The business park comprises 3 detached Grade A, purpose built office buildings totalling approximately 33,000 sq ft. Abbey Mill Business Park boasts a host of amenities, including an excellent parking provision of 183 parking spaces (1:172 sq ft), an award winning Gastro Pub & Hotel next door, The Stag on the River, excellent connectivity with a 1GB fibre internet connection, along with free fishing in the River Wey which winds its way around the park. The available accomodation comprises part of the ground floor at The Granary, along with the first floor of The Wharf. The accomodation could be split to accomodate a range of size requirements.

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.

Accommodation

Description	sq ft	sq m
The Wharf	5,660	525.83
The Granary left	2,137	198.53
The Granary right	4,310	400.41

Terms

A new lease is available directly from the landlord. Further details on application.

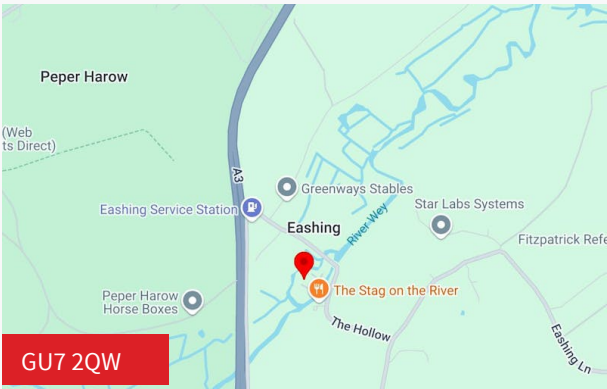
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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