



Location

Located at Gedore Torque on Tannery Lane, this office is just off the A281 between Guildford and Bramley. The site offers good access via Tannery Lane and Chinthurst Lane, with Shalford Station nearby and local bus routes 24, 53, and 63 serving the area. The A281 connects to the A3 and M25 to the north, and to Horsham and Gatwick to the south.

Description

This first-floor office is located on a well-established industrial estate and offers a well-presented, self-contained workspace with its own kitchenette featuring both florescent lighting and light panels, carpeted floors, a suspended ceiling, double glazed windows with powerpoints throughout.

Access to the subject space is via stairs and W/C facilities are shared, with the space providing a professional environment suitable for a variety of occupiers. The unit is available on a flexible, all-inclusive basis, with rent covering business rates and other occupancy costs, excluding only utilities and telecoms.

On site parking is available

Accommodation

Name	Building Type	sq ft	sq m	Availability
Ground	Office	1,389	129.04	Available
Total		1,389	129.04	

Terms

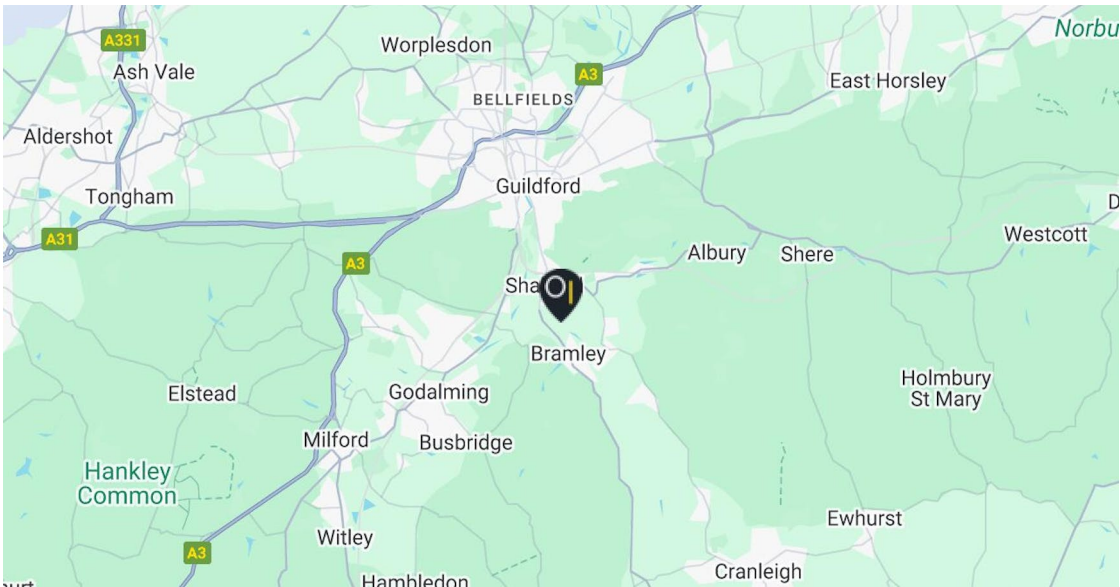
New lease terms inclusive of service charge and business rates to be considered.

Rent

£27,800 per annum + VAT

Legal costs

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



Contact

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