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
Total	**4,966**	**461.35**	

Terms

New Lease

Rent

£60,000 per annum

EPC

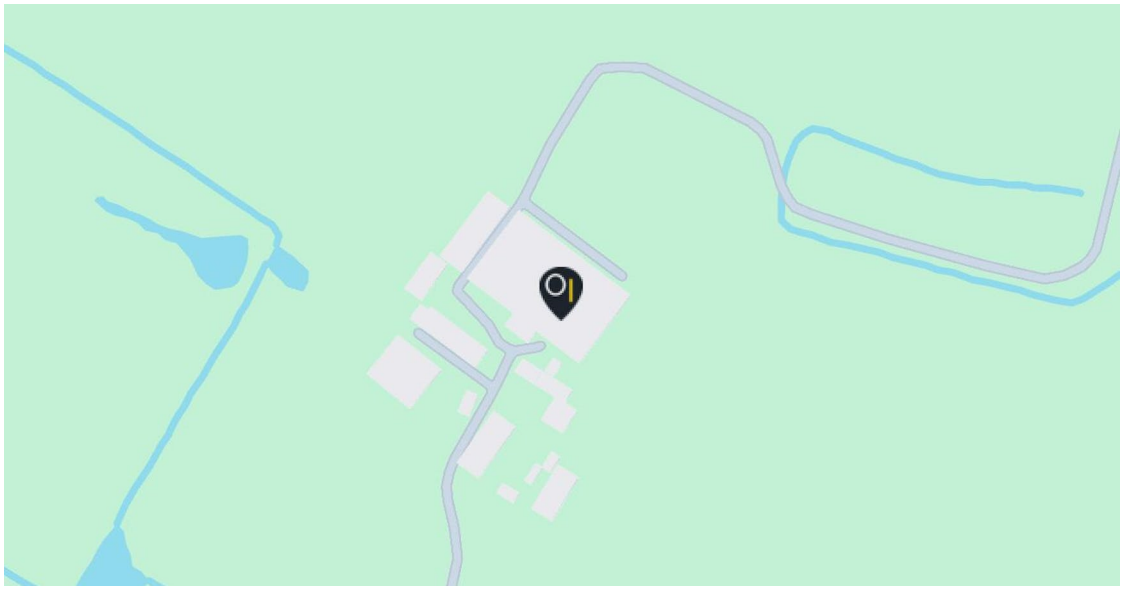
EPC exempt - EPC has been commissioned, will be available in less than 28 days

Business Rates

To be confirmed.

Legal costs

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



Contact

Adam Fenney
T: 01483 300176
M: 07983204530
E: adam@owenisherwood.com

Amelia Watson
T: 01483 300176
E: amelia@owenisherwood.com

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated