



Owen
Isherwood
CHARTERED SURVEYORS

Office, Sherbourne Farm, Shere Road, Albury, GU5 9BW

TO LET | 338 SQ FT (31.40 SQ M)

Location

The property is located on Shere Road, by the nearby Silent Pool distillery. With access to the A25 connecting Guildford and Dorking, as well as providing access to the A3 connecting London and Portsmouth. The closest train station is located in Gomshall 2.1 miles away (4min drive) and provides services between Redhill and Reading.

Description

The property is formed of a small Character Office with a self-contained entrance adjacent to Sherbourne Farm. The suite is formed of two office spaces and a WC; carpeted throughout and painted walls. The rental is inclusive of external repairs and maintenance, business rates and utilities with the only additional costs for a Tenant, other than the rent, being Telecoms and internal redecoration. There is free parking with the public car park just off the A25; as well as additional space associated with Sherbourne Farm along the flank wall leading up to the property.

Accommodation

Name	sq ft	sq m	Availability
Unit	338	31.40	Available
Total	338	31.40	

Terms

Licence

EPC

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Terms

Flexible licence terms to be agreed.

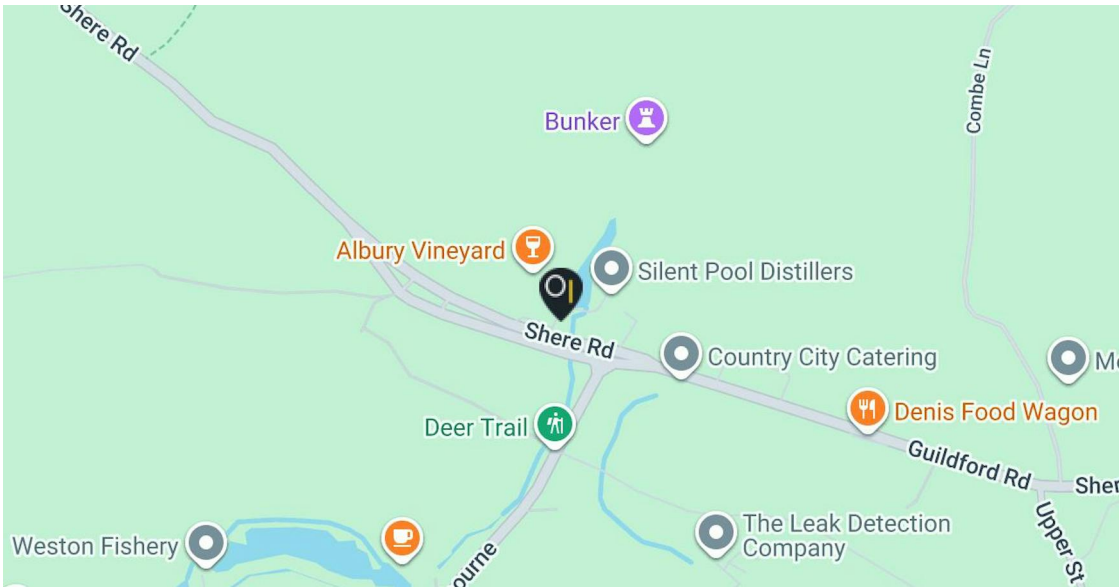
Rent

£775 pcm

Inclusive of service charge which includes Utilities and Buildings Insurance. Business Rates, Telecoms and internal repairs are the responsibility of the tenant. 100% Small Business Rates Relief will be applicable.

Legal costs

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



Contact

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