
TO LET

Albury Mill, Mill Lane Chilworth GU4 8RU

Character, modern offices in a tranquil
setting

1,914 - 3,873 Sq Ft
(178 - 360 Sq M)

DESCRIPTION

This character property provides high quality, modern office accommodation over ground & 1st floors. Each floor provides open plan offices with two meeting rooms. Capped services (providing for instalment of a kitchen/break out area) are available on both floors. Each floor has male & female WCs accessed from the common parts with a disabled WC at ground floor. The building has use of outside amenity space, adjacent to the River Tillingbourne.

- ✓ Character refurbished offices
- ✓ A tranquil setting and traffic/congestion free
- ✓ Minimum of 23 parking spaces
- ✓ New air conditioning
- ✓ Raised floors with floor boxes
- ✓ EPC - to be confirmed.



Tranquil setting next to Postford Pond

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	1,959	182
1st floor	1,914	178
Total	3,873	360

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

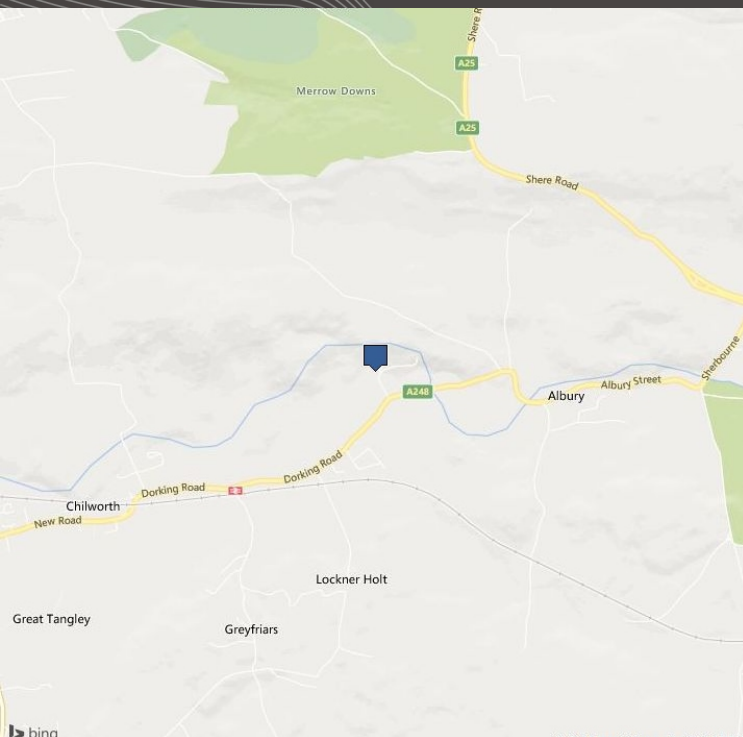
Rateable Value : £67,500
Business Rates Payable per annum (2019/20) : £34,020

TERMS

The property is available as a whole or floor by floor on a new effectively full repairing and insuring lease(s) direct from the landlord for a term to be agreed.

EPC To be confirmed.





LOCATION

Albury Mill lies in the tranquil Tillingbourne Valley & the Surrey Hills Area of Outstanding Natural Beauty, between the villages of Albury & Chilworth. The rural setting belies the excellent access to both Guildford & the A3 (both only 5 miles). Chilworth train station is less than 1 mile away with Gatwick, Reading and London Waterloo accessible in less than an hour.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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