



## Industrial Unit

- Self-contained office suite
- Located within the attractive Loseley Park Estate
- Quick access to Guildford town centre
- Excellent connectivity to the A3
- Easy access to mainline rail services
- Established commercial environment



## Location

The subject property is located within the grounds of Loseley Park Estate on Littleton Lane which connects to the B3000 to the South and Sandy Lane to the North. Home Farm contains several light industrial and office occupiers including carpenters, fruit and veg wholesalers and other service providers.

The centre of Guildford is a 6-minute drive from the subject property and the A3 can be reached in just under 7 minutes. Both Guildford and Godalming mainline stations can be reached in under 10 minutes by car.

## Description

Unit 3 consists of an office block split into four rooms with an entrance/reception area and supporting office space. Internally the space has power points throughout, painted walls, fluorescent lighting and electric heaters.

## Accommodation

| Name     | sq ft  | sq m  | Availability |
|----------|--------|-------|--------------|
| Unit - 3 | 390.60 | 36.29 | Available    |
| Total    | 390.60 | 36.29 |              |

## Terms

New Lease

## Rent

£9,750 per annum + VAT

## Rates & Charges

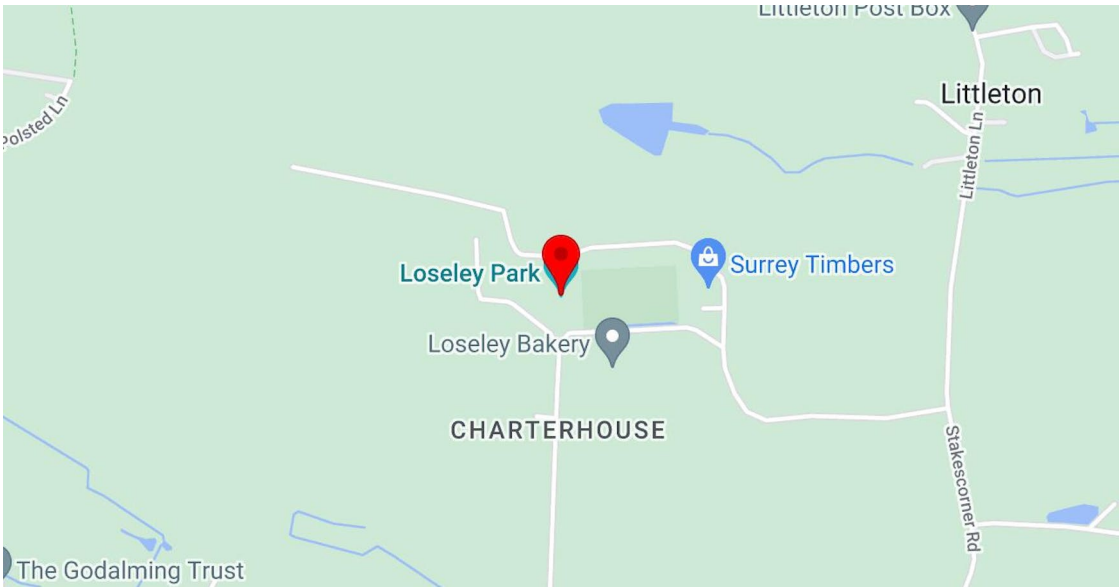
Rateable value: £4,350  
Rates payable: £1,872.20 per annum

## EPC

EPC exempt - Stand-alone building < 50m2

## Legal costs

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



## Contact

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