



Owen  
Isherwood  
CHARTERED SURVEYORS

The Malthouse North, Shoelands Farm, Seale Lane, Puttenham Surrey, GU10 1HL

TO LET | 410 TO 683 SQ FT (38.09 TO 63.45 SQ M)

## Character Office with Parking

- High Quality Office Barn Conversion
- Out of Town Location with Plenty of Parking
- Superfast Internet Connection
- Flexible Lease Terms Available



## Location

Shoelands Farm is a converted dairy farm, located in West Surrey between Puttenham and Seale on the Hampton Estate. It is situated in an attractive rural location with access onto the Estate's land for jogging and walking dogs. This development is located 6 miles to the west of Guildford and 6 miles to the east of Farnham, parallel to the A31 and 2.5 miles from the A3 Compton interchange.

## Description

Malthouse North is a single storey, each with its own kitchenette and shared WC facilities. The office has carpeted floors, timber casement windows, wall-mounted radiators, up-lighters and perimeter trunking for both power and data. There are exposed timber roof trusses and stone-work. The development has a dedicated fibre connection which can provide super-fast connection speeds. The office has a formal parking allocation but there is plenty of overspill car parking on-site. There is an additional storage unit available on-site as advertised.

## Accommodation

Name	sq ft	sq m	Availability
Building - Malthouse	410	38.09	Available
Building - Storage Unit	273	25.36	Available
<b>Total</b>	<b>683</b>	<b>63.45</b>	

## Terms

New Lease

## Rent

£14,250 per annum exclusive of service charge, which comprises utilities (except telecoms), buildings insurance, repairs and maintenance, and cleaning maintenance of common parts. VAT is payable on the rent.

## Rates & Charges

Rateable value: £11,000

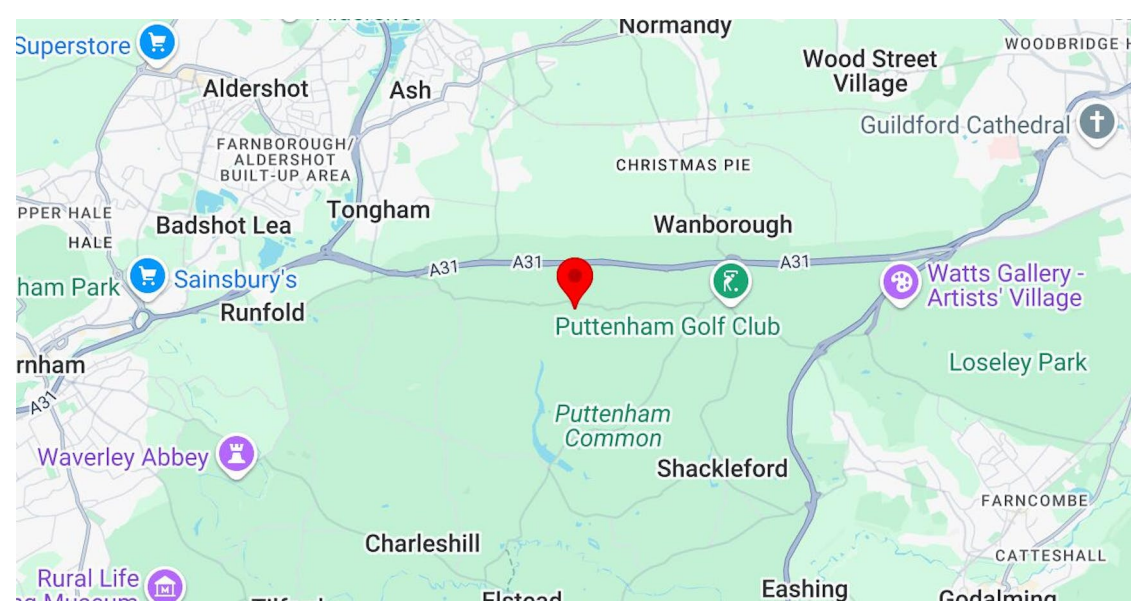
Rates payable: £5,489 per annum The incoming tenant may be eligible for Small Business Rates Relief.

## EPC

C (60)

## Legal costs

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



## Contact

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