

FRONT OFFICE SUITE



## The Stables (South) (Front Office) , Guildford

Shoelands Farm Offices, Puttenham , Guildford, Surrey, GU10 1HL

### Beautiful Barn Conversion Offices Located Close To Guildford

Size	360 sq ft (33.45 sq m)
EPC Rating	Available upon request.

### Key Points

- › Fibre On Site (100 meg) Capability
- › Allocated Car Spaces Plus Share Use of Large Communal Car Park
- › 'Green' Woodburner Heating
- › Area of Outstanding Natural Beauty
- › Unique Award Winning Office Development
- › Dog Friendly Policy
- › Additional Storage Available

## Location

Located midway between the villages of Puttenham and Seale, off Seale Lane. Both villages are approximately 1 mile distant.

Puttenham itself is located just off the A31 Guildford to Farnham road on the B3000 which links from the A31 to the A3. Seale is also located just off the A31 and links directly to the A331 Blackwater Valley Relief Road. Road communications are therefore excellent with the Hogs Back linking in to the A331 Blackwater Valley Relief road and Junction 4 of the M3 and the A3 London to Portsmouth trunk road linking in to the M25 (Junction 10) 9 miles to the north.

## Description

The Stables (South) forms part of the award winning highly successful Shoelands office development. The south and north wings are separated by a communal entrance with 3x wc's and a server room.

The available office has attractive exposed timber beams and comprises two interlinked rooms which offer open plan office accommodation with network cabling, kitchenette and all modern telecommunications including mobile phone booster and dedicated fibre connection available on site (100 meg capability).

## Accommodation

The office can be taken as a whole or split in to two separate units comprising front and rear:

Front Office Suite 360 sqft £9,000 per annum exclusive

## Terms

The office is available on a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of business rates, utilities, service charge etc and VAT (if applicable).

## Service Charge

The annual service charge for the office equates to £4.80 per sq.ft. per annum exclusive of VAT and covers all heating, landscaping, buildings insurance, window cleaning, cleaning of toilets and common parts, signage etc.

## Legal Costs

Each side to be responsible for the payment of their own legal costs incurred in the letting.

## Rates & Charges

### Business Rates

If taking either the front or rear unit both fall below the £12,000 Rateable value threshold, both qualifying for Small Business rates relief.



## Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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