

Owen Isherwood
CHARTERED SURVEYORS

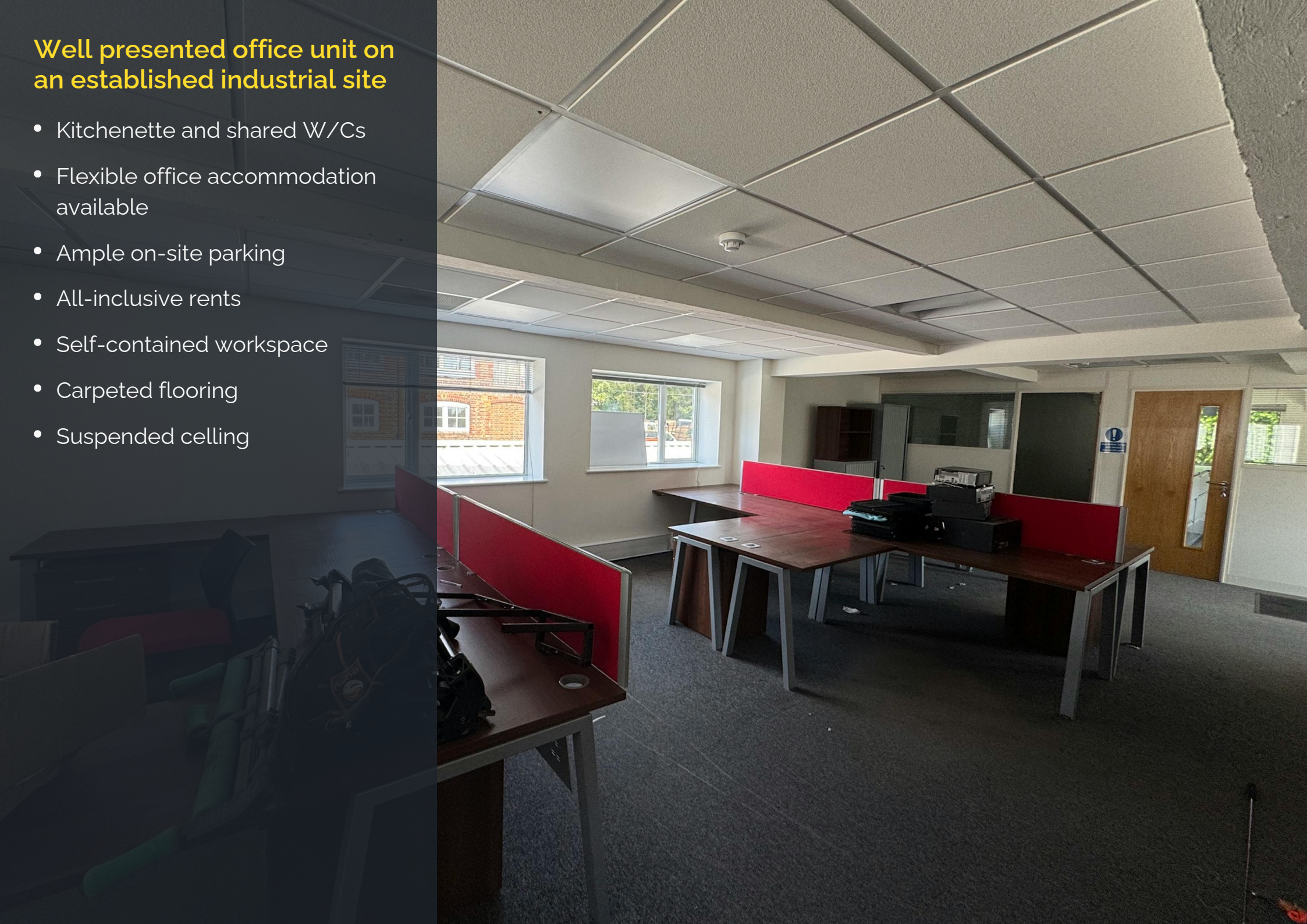
Gedore Office, Gedore Torque, Tannery Lane, Guildford, GU5 0AJ

TO LET | 794 TO 1,389 SQ FT (73.77 TO 129.04 SQ M)

ALL INCLUSIVE RENTS

Well presented office unit on an established industrial site

- Kitchenette and shared W/Cs
- Flexible office accommodation available
- Ample on-site parking
- All-inclusive rents
- Self-contained workspace
- Carpeted flooring
- Suspended celling



Location

Located at Gedore Torque on Tannery Lane, this office is just off the A281 between Guildford and Bramley. The site offers good access via Tannery Lane and Chinthurst Lane, with Shalford Station nearby and local bus routes 24, 53, and 63 serving the area. The A281 connects to the A3 and M25 to the north, and to Horsham and Gatwick to the south.

Description

This first-floor office is located on a well-established industrial estate and offers a well-presented, self-contained workspace with its own kitchenette featuring both florescent lighting and light panels, carpeted floors, a suspended ceiling, double glazed windows with powerpoints throughout.

Access to the subject space is via stairs and W/C facilities are shared, with the space providing a professional environment suitable for a variety of occupiers. The unit is available on an all-inclusive basis, with rent covering business rates and other occupancy costs, excluding only utilities and telecoms. Flexible office accommodation to suit a variety of occupiers.

On site parking is available.

Accommodation

Name	Building Type	sq ft	sq m
Ground	Office	1,389	129.04
Total		**1,389**	**129.04**

Terms

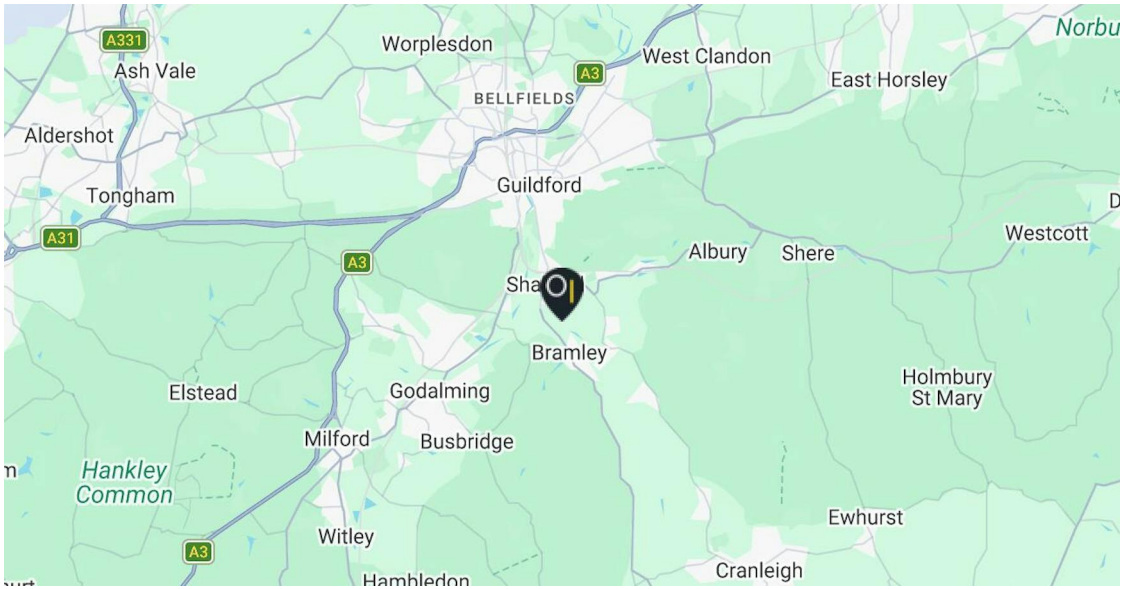
New lease terms inclusive of service charge and business rates to be considered.

Rent

£20 per sq ft + VAT

Legal costs

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







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