Owen Isherwood
CHARTERED SURVEYORS

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

TO LET | 891 SQ FT (82.78 SQ M)

Location

Located at Gedore Torque on Tannery Lane, just off the A281 between Guildford and Bramley, the site offers good road connectivity. The A3 and M25 are easily accessible to the north, with routes to Horsham and Gatwick to the south. Shalford Station is nearby, along with regular local bus services. The property sits within an established and accessible commercial setting.

Description

Accessed via an internal staircase, the office space features carpeted flooring, fluorescent tube lighting, double glazed windows and powerpoints throughout. The unit has W/C facilities alongside a kitchenette.

Accommodation

Name	sq ft	sq m	Availability
1st	891	82.78	Available
Total	**891**	**82.78**	

Terms

New Lease

Rent

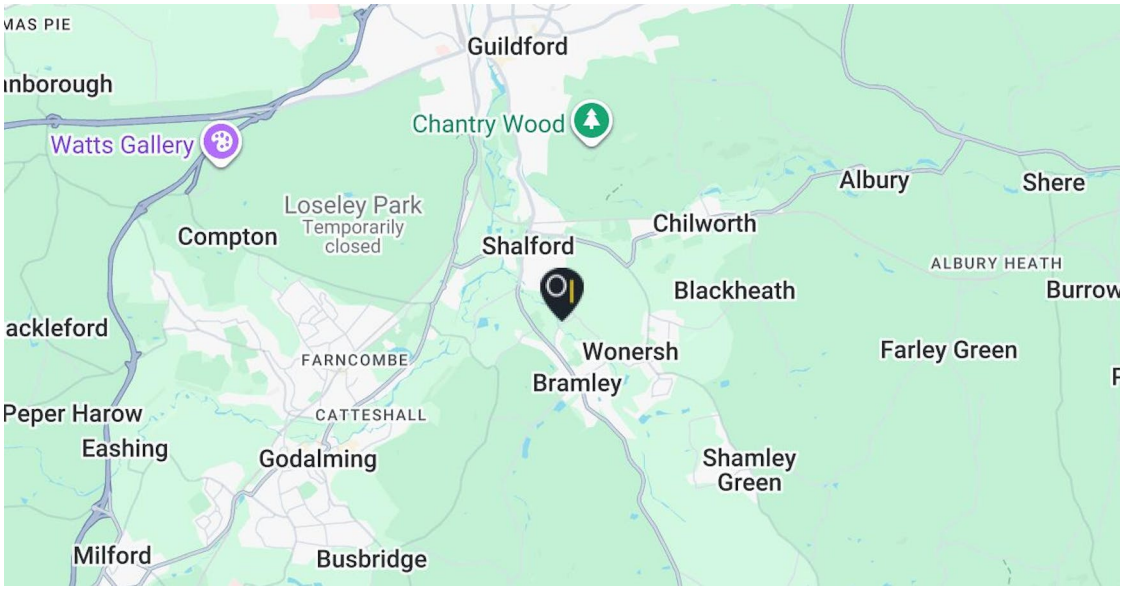
£16,570 per annum inclusive of Business Rates and Service Charge.

EPC

D (87)

Legal costs

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



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