

Owen Isherwood
CHARTERED SURVEYORS

Unit 6, Loseley Park, Guildford, GU3 1HS

TO LET | 980 SQ FT (91.04 SQ M)

Self-contained Office

Self Contained Office

- Prime Business Park location.
- Excellent transport links.
- Flexible open plan layout.
- Fully self contained including a kitchenette and WC facilities.
- Easy access to A3 and mainline train stations.



Location

The subject property is located within well-established grounds of the Loseley Park Estate on Littleton Lane. The immediate area, Home Farm, is an established business community occupied by a mix of office and light industrial tenants, including carpenters and wholesalers.
The site benefits from excellent transport connections, making it highly accessible for both clients and staff. Guildford town centre is just a short drive away providing easy access to the A3. Both Guildford and Godalming mainline stations are also less than a 10-minute drive from the property.

Description

Unit 6 offers a self-contained and flexible open-plan office space measuring 978 sq. ft. The interior is finished to a professional standard, featuring painted walls and carpeted floors.
The property also benefits from double-glazed windows that provide excellent natural light, a heating system with radiators throughout, and energy-efficient LED lighting. It comes fully prepared for immediate operational use, featuring numerous power points distributed across the space for easy workstation setups, alongside a kitchenette and three W/Cs.

Accommodation

Name	sq ft	sq m
Unit	980	91.04
Total	**980**	**91.04**

Terms

New lease terms to be agreed.

Rent

£21,000 per annum + VAT

Rates & Charges

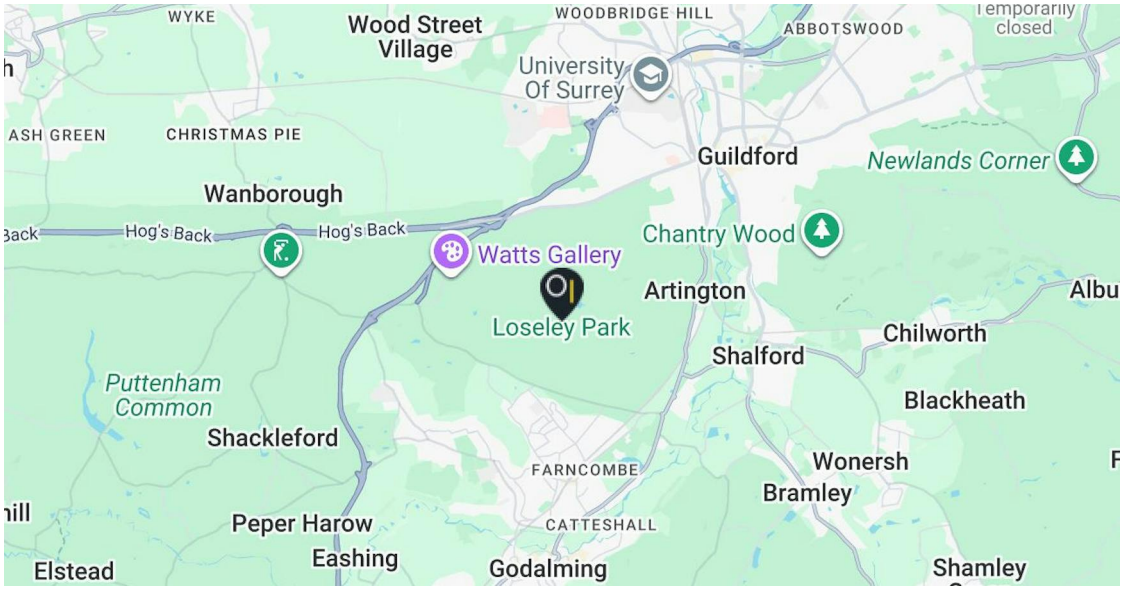
Rateable value: £18,000

EPC

D (99)

Legal costs

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







Contact

Amelia Watson
T: 01483 300176
M: 07983 498697
E: amelia@owenisherwood.com

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated