Owen Isherwood
CHARTERED SURVEYORS

Lydling Barns 1, Puttenham Lane, Shackleford, GU8 6AP

TO LET | 101 TO 2,396 SQ FT (9.38 TO 222.60 SQ M)

Flexible modern office space

A high-quality character barn conversion offering flexible office accommodation on an annual licence basis

- Available on flexible annual licence terms
- Character barn conversion office
- High-quality fitted office space
- Air conditioning throughout
- Exposed timber beams and period features
- Meeting rooms and breakout areas
- Use Class E suitable for a range of businesses
- Generous on-site parking
- Attractive rural setting with excellent road access

THESE BOOTS
WERE MADE FOR

Location

Lydling Barns are located on the edge of the picturesque village of Shackleford; close to the A3, Guildford & Godalming Bypass, as well as the A31, offering good onward vehicular transport links to the majority of the surrounding area.

The Barns themselves are located just off of the main road into Shackleford set back from a pond.

Description

Lydling Barn 1, Shackleford comprises a high-quality character barn conversion offering flexible office accommodation on an annual licence basis. The space is arranged over two floors and has been fitted out to an excellent standard, retaining exposed timber beams while providing modern, air-conditioned office space with meeting rooms, breakout areas and kitchen facilities. All-inclusive basis including business rates, utilities and maintenance.

The property falls within Use Class E, making it suitable for a wide range of business occupiers, and benefits from a generous allocation of on-site parking.

Accommodation

Name	sq ft	sq m	Availability
Ground - LHS	427	39.67	Available
Ground - LH Server	101	9.38	Available
Ground - RHS Meeting Room	123	11.43	Available
Ground - RHS Board Room	387	35.95	Available
1st - LHS	600	55.74	Available
1st - RHS	598	55.56	Available
1st - Middle	160	14.86	Available
Total	**2,396**	**222.59**	

Terms

New Lease

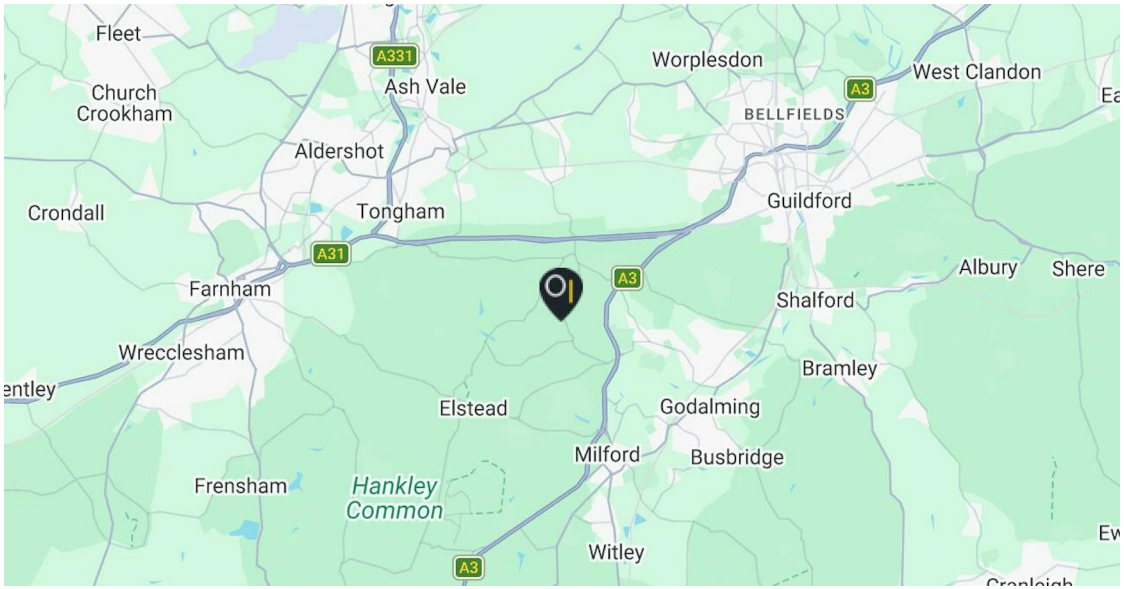
Rent

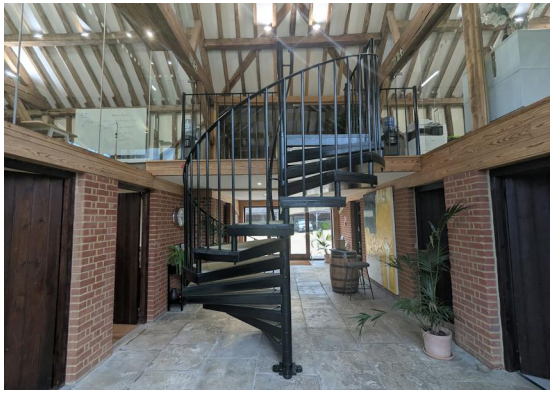
£25 per sq ft plus VAT and on an all-inclusive basis.

EPC

C (51)

Legal costs





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