Office
TO LET

CURCHOD&CO



Abbey Mill Business Park

Eashing, Guildford, GU7 2QW

Riverside offices with excellent parking 1 minute from the A3

2,137 to 8,689 sq ft

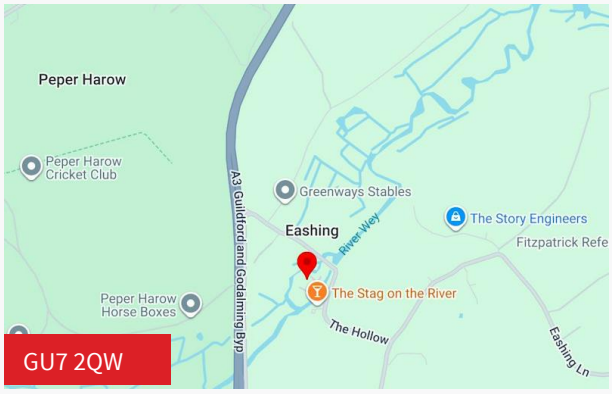
(198.53 to 807.23 sq m)

- Excellent parking provision - 1 space to 172 sq ft
- High efficiency VRV air conditioning
- Full access raised floors
- Passenger lift
- Award winning pub/restaurant (The Stag) adjoining
- Free fishing!
- Superb connectivity with up to 1GB fibre

Abbey Mill Business Park, Eashing, Guildford, GU7 2QW

Summary

Available Size	2,137 to 8,689 sq ft
Rent	Rent on application
Business Rates	Details on application
Service Charge	Details on application
EPC Rating	B







Description

The business park comprises three detached Grade A, purpose built office buildings totalling approximately 33,000 sq.ft. Abbey Mill Business Park boasts a host of amenities, including an excellent parking provision of 183 parking spaces (1:172 sq ft), an award winning Gastro Pub & Hotel next door, The Stag on the River, excellent connectivity with a 1GB fibre internet connection, along with free fishing in the River Wey which winds its way around the park.

Location

Abbey Mill Business Park is an established, sought after office location in a tranquil island setting on the River Wey less than half a mile from the A3. The Mill occupies a prominent position bridging the river at the entrance to the development.

Access to the road network is excellent and instant, Junction 10 of the M25 is approximately 15 minutes drive.

Accommodation

Description	sq ft	sq m
The Mill	3,129	290.69
The Wharf	5,563	516.82
The Granary	2,137	198.53
The Granary	6,552	608.70

Terms

A new lease is available directly from the landlord. Further details on application.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

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

All prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

Nick Reeve
01252 710822
nreeve@curchodandco.com

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 06/11/2026



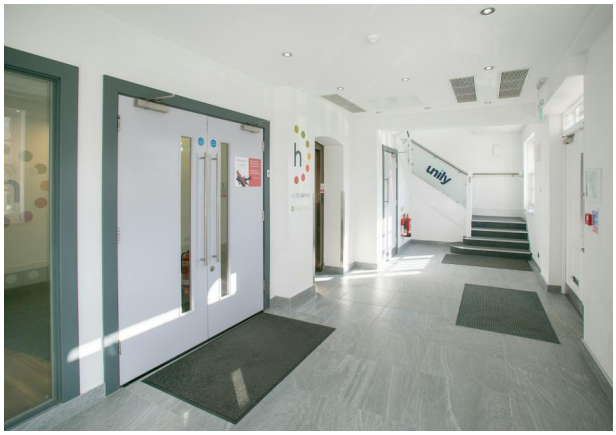



THE STAG ON THE RIVER




highlight




unity









