Office
TO LET

CURCHOD&CO



Hockley Lands Estate

Worplesdon, Guildford, GU3 3RJ

Picturesque Class E To Let

602 to 2,210 sq ft

(55.93 to 205.32 sq m)

- Two self contained timber clad office buildings in an attractive rural setting
- Available combined or separately
- Open plan accommodation with ancillary offices/meeting space
- Good natural light with rooflights and glazed elevations
- Kitchenette and WC's
- Comfort cooling/air conditioning
- Generous on site car parking and landscaped areas

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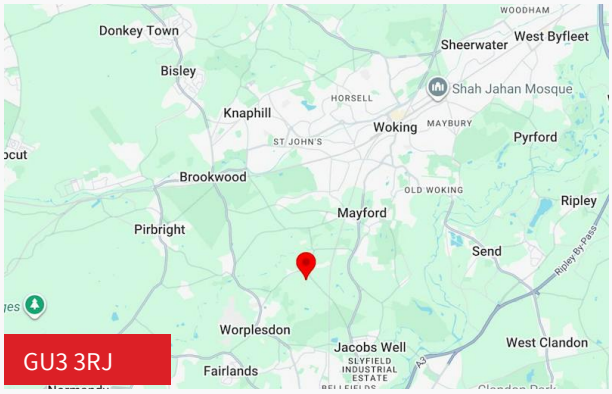
Summary

Available Size	602 to 2,210 sq ft
Rent	£25 per sq ft
Rates Payable	£7,926.50 per annum Small Business RHL
Rateable Value	£20,750
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days







Description

Hockley Lands Estate comprise two-character office buildings of timber-clad construction beneath pitched tiled roofs, set within landscaped grounds and recently comprehensivly refurbished to a high standard. The accommodation provides flexible E-Class space suitable for a range of commercial occupiers and is arranged predominantly in open plan format, with supporting ancillary areas.

Internally, the space benefits from exposed timber trusses, rooflights, surface-mounted lighting and comfort cooling to sections. The premises further benefits from kitchen facilities and WC provision, together with convenient access to on-site parking with 9+ spaces and external amenity space.

Location

Hertford Park Offices are situated on Goose Rye Road, Worplesdon, Guildford in an attractive semi-rural setting, surrounded by open countryside. The property lies between Worplesdon village and the wider Guildford/Woking conurbation, providing convenient access to local amenities and services whilst benefitting from a quiet, landscaped environment.

Road connections are readily accessible, with straightforward routes to Guildford, Woking and the surrounding towns, and onward links to the A3 and the wider regional motorway network. Public transport is available via Worplesdon railway station, with wider mainline services available from Woking and Guildford, offering regular connections into London and the South West.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 1	1,608	149.39	Available
Building - 2	602	55.93	Under Offer
Total	**2,210**	**205.32**	

Terms

New full repairing and insuring lease with a term to be agreed.

Anti Money Laundering

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

Legal Costs/VAT

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

Prices are quoted exclusive of VAT which may be charged.

Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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