

**RURAL OFFICE  
TO LET**



**EGi's Most Active Dealmaker - Surrey 2017/18**



**OFFICE 6, PARKLANDS FARM  
SHERE SURREY, GU5 9JQ**

Small Office on Rural Commercial Estate

**13.09 sq. m. / 141 sq. ft.**

On-Site Parking

Available on Flexible License Term



Owen Shipp Commercial  
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU  
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

**PARKLANDS FARM, SHERE, SURREY, GU5 9JQ**

**Location**

Parklands Farm is located on Hound House Road, a short distance from Shere village centre and about 7 miles to the East of Guildford town centre. Gomshall Train Station is the 2 miles from the property which provides services between Reading, Redhill and Guildford.

**Description**

The office is part of a rural commercial estate which comprises workshops and offices arranged around a communal car park. This office is a timber clad building with pitched roof. Internally the office has wood laminate flooring, electric radiator, tea-pint with sink and halogen spot lighting. There is shared use of a WC and on-site parking available.

**Accommodation**

Office: 13.12 sq. m. 141 sq. ft.

**Rent**

£400 Per month

Rent is inclusive of external repairs and maintenance but exclusive of telecoms, electricity and business rates.

**Tenure**

Available on a flexible license agreement for a term to be agreed

**Rates**

**Rateable Value:** £1,925

**Rates Payable:** £924

**100% Small Business Rate Relief** available for eligible applicants

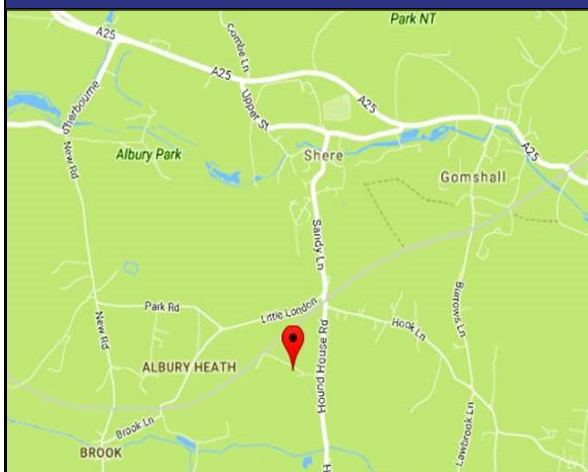
**EPC**

To be assessed

**Legal Costs**

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

**Map**



**Internal Photo**



**Viewing**

Strictly by appointment with the sole agents:



*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.*

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