

**ATTRACTIVE OFFICES IN COURTYARD SETTING  
TO LET ( NEW LEASE )**

665 sq ft (62 sq m) approx. with parking



**UNIT 4 THE TILE KILN • TILEHOUSE FARM OFFICES**

**EAST SHALFORD LANE • SHALFORD • GUILDFORD • SURREY • GU4 8AE**

**LOCATION:**

The premises are situated in East Shalford Lane and form part of the Tilehouse Farm Office complex. East Shalford Lane is located a short distance from the A281 thus providing fast and direct access to Guildford to the North and Cranleigh/Horsham/Godalming to the South.

Shalford main line railway station is ½ mile distant and provides a frequent service to Guildford and Redhill/Gatwick to the East

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

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## UNIT 4 THE TILE KILN • TILEHOUSE FARM OFFICES

EAST SHALFORD LANE • SHALFORD • GUILDFORD • SURREY • GU4 8AE



### DESCRIPTION:

The offices comprise some 665 sq ft of broadly open plan accommodation with the benefit of good natural light together carpeted floors, exposed timbers, Air Conditioning and a Tea Station.

### AMENITIES:

- On-site car parking (2 x spaces + visitor spaces)
- Dedicated Reception foyer
- Air Conditioning
- Perimeter trunking
- Intruder alarm
- Fire alarm
- Exposed timbers
- Spot and strip lighting
- Carpeted floors
- Tea Station
- Male and Female WC Facilities

### ACCOMMODATION: (All areas are approx)

**Shared Reception foyer**  
**Office area - 665 sq ft**  
**Tea station**  
**Shared Male and Female WC facilities**

### TERMS:

The premises are available for a new lease term for a period to be agreed.

### RENT:

**£18,000.00** per annum exclusive.

### BUSINESS RATES:

To be advised.

### SERVICE CHARGE:

The service charge for the y/e 31st December 2018 equated to £2.81 psf.

### VAT:

The property is elected for VAT.

### LEGAL COSTS:

Each party to bear their own costs.

### VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley  
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Andrew Russell  
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