

# ATTRACTIVE GROUND FLOOR OFFICE SUITE – RECENT CONVERSION

(50.35sq m/542 sq ft)

## TO LET

with adjacent parking for c. 5 vehicles

The Old Stables, Frosbury Farm,  
Gravetts Lane, Guildford, GU3 3JW



Chapel House  
1-3 Chapel Street  
Guildford  
Surrey GU1 3UH

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### Accommodation

The net internal areas are approximately as follows:

#### Ground Floor

Main Office	45.34 sq m	(488 sq ft)
Kitchen	5.02 sq m	(54 sq ft)
2 x wcs		
<b>Total</b>	<b>50.36 sq m</b>	<b>(542 sq ft)</b>

### Rent

£12,500 per annum exclusive.

### Lease

A new INTERNAL repairing and insuring lease to be granted for a term to be agreed. The lease to be contracted outside the Landlord & Tenant Act 1954 Part 2.

### Legal Cost

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

### Description

- ✦ Brick built barn recently refurbished to a high standard located within a courtyard of traditional buildings.
- ✦ Superbly fitted out with considerable use of oak flooring and finishing.
- ✦ Parking for at least 5 vehicles.

### Location

- ✦ Quiet semi-rural environment, yet only c.200 metres from A323 Aldershot Road, c.800 metres from A322 Worplesdon Road, c.2.2 miles from Guildford town centre and 1.6 miles from the A3 junction at Guildford.

### Rates

Rateable value: £10,500  
Rates payable: (2008/9) £4,809  
Information from Valuation Office website.

### Viewing

- ✦ Strictly by appointment with the sole agents Owen Shipp Chartered Surveyors 01483 450115.

