

**CHARACTER OFFICES WITHIN  
GRADE 2 LISTED BUILDING**



**NETLEY HOUSE, SHERE ROAD, GOMSHALL,  
GUILDFORD GU5 9QA**

922 sq ft first floor offices

Grade 2 listed building in private grounds

Inclusive fee

On site parking

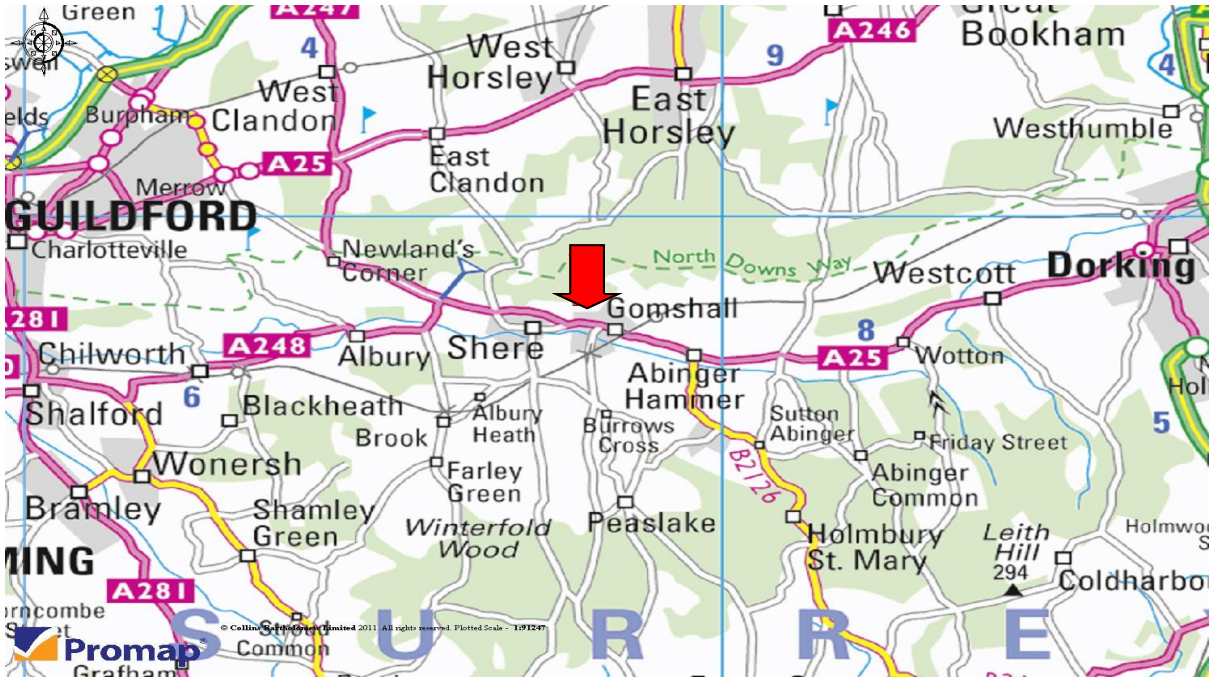
Just off A25 Guildford to Dorking road



Owen Shipp Commercial  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

**NETLEY HOUSE, SHERE ROAD, GOMSHALL, GUILDFORD GU5 9QA**



**Location**

Netley House is in a very picturesque location on the Southern side of the North Downs, close to the villages of Gomshall and Shere. The house is just off the A25 Guildford to Dorking road, both towns being approximately 6.5 miles away.

**Description**

Netley House is a three storey Grade 2 listed building set in approximately 10 acres. The available space comprises three offices on the first floor with shared kitchen, WCs and shower facilities. A meeting room and secretarial services are available at additional cost. There is onsite parking.

**Accommodation**

The available accommodation is approximately as follows:

First floor		
Offices	191.32 sq m	922 sq ft

**Licence Fee**

Fee on application.

The fee is inclusive of business rates, heating, utilities, reception services, cleaning, building insurance, parking

**Licence**

The offices are available on a new licence for a term to be agreed.

**Legal Costs**

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

**Viewing**

Strictly by appointment with the sole agents:



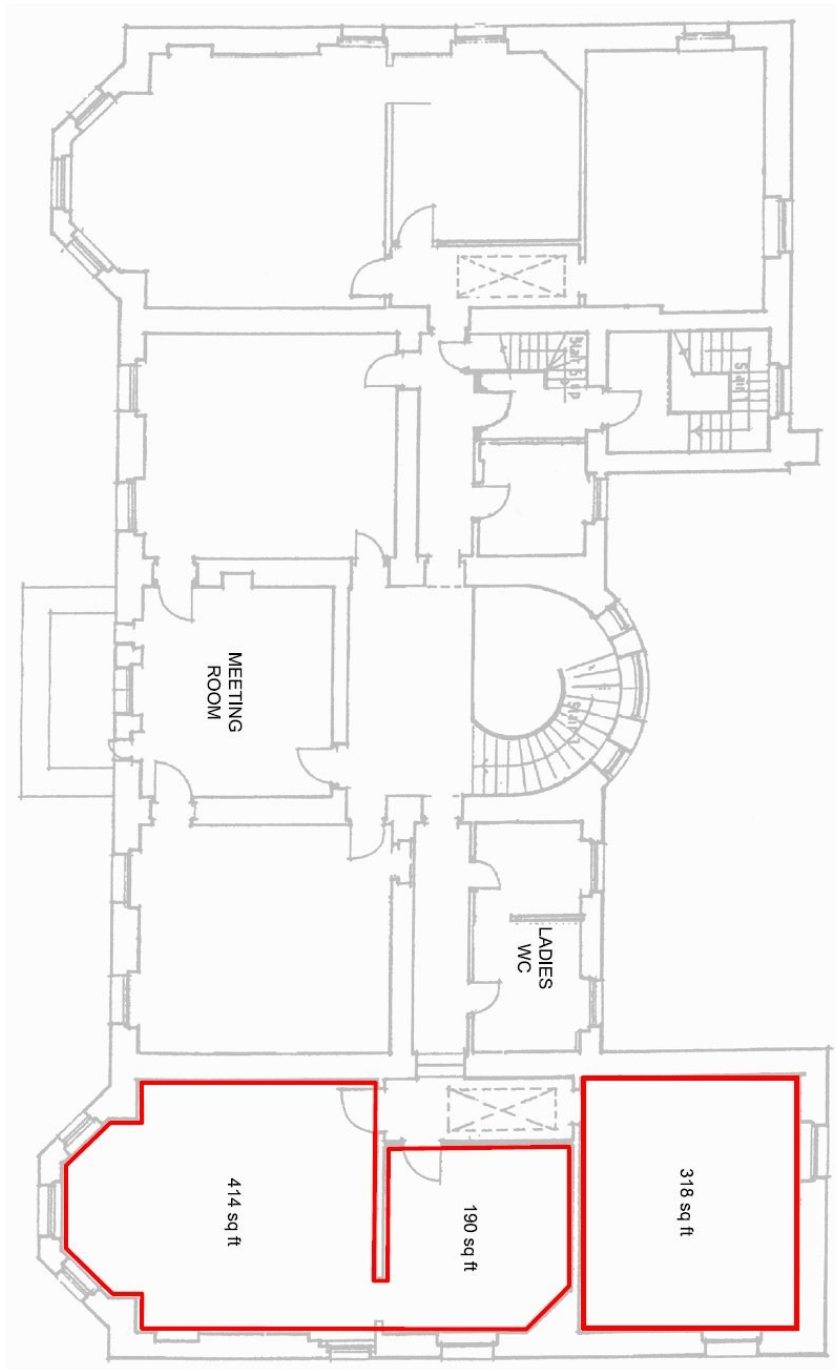
*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

**Owen Shipp Commercial**

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

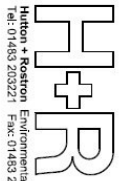
[www.owenshipp.co.uk](http://www.owenshipp.co.uk)

NETLEY HOUSE, SHERE ROAD, GOMSHALL, GUILDFORD GU5 9QA



**Netley House - First Floor**

Basic floor plan  
October 2011



Hutton + Rooston Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA  
Tel: 01483 203221 Fax: 01483 202811 4002-34 Plan October 2011 © Copyright Hutton+Rooston 2011

Key:

— Area available