

**PROPERTY DETAILS**

# OFFICE / B1 BUILDING TO LET

Location:	FOX CORNER, GUILDFORD, SURREY
Property:	The Design Studio, Heath Mill Lane, GU3 3PR
Size:	1,093 Sq Ft (101.55 Sq M)



- **Rare self-contained B1 building**
- **Easy semi-rural location**
- **Private gated development**
- **Modern specification**
- **Loading door & ample private parking**

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

Ryjas House  
Farnham  
Surrey GU10 4RG  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

Woking town centre 5 miles

Guildford town centre 4 Miles

M3 6 miles

A3 3 miles

## Description

Ideal for office / light industrial / workshop use.

Recently refurbished, well presented detached modern single storey building.

Ample private parking and peaceful grounds accessed from private unmade road.

Open plan office area ● tech / store area with separate loading door 2.3 m x 2.1 m ● Double glazing ● recessed spot lighting ● separate modern WCs ● fitted kitchenette with dishwasher and fridge ● hard surface flooring ● electric heating

## Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1<sup>st</sup> edition and has a gross internal floor area of 1,093 sq ft.

## Rent

£25,000 per annum exclusive of all other outgoings (and VAT if applicable)

## Outgoings

All utilities buildings insurance, water rates are exclusively the responsibility of the tenant.

## Lease

A new FRI lease is available on terms to be agreed.

## Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £6,800

The UBR (2016/2017) is 0.484

Normal rates payments = RV x UBR.

Small business rates relief applies. SB rate liability anticipated at £415 pa.

Exceptions occur due to transitional relief and / or small business relief. Contact Guildford for more information.

## Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

[wt@traynorryan.co.uk](mailto:wt@traynorryan.co.uk)

## Costs

All legal costs to be borne by the ingoing tenant.



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