

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS,
VALUERS, INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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SELF CONTAINED PERIOD OFFICES WITH PARKING

AT

THE STEDDLE GRANARY
THE RICKYARD ESTATE
EASHING
SURREY, GU7 2QA.



APPROX. 944 SQ FT (87.7 SQ M) WITH 6 DESIGNATED PARKING SPACES.

DESCRIPTION:

Really lovely period self contained offices (Class E) Available for the first time in over 20 years due to the expansion of the current occupiers. The property has been fully modernised and provides excellent space with many period features, including oak floors, exposed beams and vaulted ceilings. The property has a wide range of uses, including medical, educational and office use.

SITUATION:

The Rickyard is in an attractive rural location just under a mile from Godalming station and Town Centre and a short drive (about 2 miles) to the A3 trunk road at Milford. This accessibility plus the location and ample parking make for an excellent combination.

ACCOMMODATION:

Description	<u>Approx. measurements</u>	<u>Approx. total sq ft / sq m</u>
Reception area	15'6 x 12 (with WC)	186
Kitchette	46 sq ft	46
Ground floor office	20 x 17	340
First floor office	22 x 18	326
Stores	46 sq ft	46
	Total approx. area	944 / 87.7

OUTSIDE:

Parking for 6 cars.

RATEABLE VALUE:

£18,750 pa.

TERMS:

A new full repairing and insuring lease is available for a term of years to be agreed.

RENT:

£20,000pax + VAT

****Each party to pay their own legal costs.**

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.