



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

"E" Class Character Barn Conversion Buildings
3,151.23 sq. ft. (292.76 sq. m.)

Lydling Barns 1, Shackleford, Godalming, Surrey GU8 6AP

LOCATION

Lydling Barns are located on the edge of the picturesque village of Shackleford; close to the A3, Guildford & Godalming Bypass, as well as the A31, offering good onward vehicular transport links to the majority of the surrounding area. The Barns themselves are located just off of the main road into Shackleford set back from a pond.

DESCRIPTION

The properties are formed of two individual character barn conversion offices, with a separate self-contained training room, available as a whole or on a building-by-building basis. Internally Barn 1 and Barn 2 offer office space over two floors, whilst the training room is ground floor only. Internally the space has been fitted out as high-quality offices, with Lydling 1 & 2 being Air Conditioned. The planning falls under the new class "E" meaning the properties could be occupied by a variety of different Tenants going forwards. There is also a significant parking allocation available with each building.

ACCOMMODATION

| AVAILABLE | SQ FT | SQ M |
|---------------|----------|--------|
| Barn 1 | 2,869.54 | 266.59 |
| Training Room | 281.69 | 26.17 |
| Total | 3,151.23 | 292.76 |

TERMS

Available on a new Lease with terms to be agreed.

RENT

£20 psf + VAT

EPC

TBC – To be reassessed

LEGAL COSTS

Each party to bear their own legal costs.



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.

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