



# THE GRANARY

GUILDFORD GU7 2QW

EPC rating B – very good. Excellent parking, tranquil picturesque environment, less than 1 minute from the A3 and 2 miles from a mainline station.

**4,310 SQ FT OFFICE SPACE TO LET**



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# DESCRIPTION

Abbey Mill Business Park is a thriving business park located in a beautiful riverside setting to the south west of Guildford in the heart of Surrey.

The business park comprises 3 detached Grade A, purpose built office buildings totalling approximately 33,000 sq ft. Abbey Mill Business Park boasts a host of amenities, including an excellent parking provision of 183 parking spaces (1:172 sq ft), an award winning Gastro Pub & Hotel next door, The Stag on the River, excellent connectivity with a 1GB fibre internet connection, along with free fishing in the River Wey which winds its way around the park. All buildings are built above the flood plain.

The available office suite comprises part of the ground floor of The Granary. It is fully fitted with a range of meeting rooms, private offices, a large conference room, staff break out area, WCs and shower. Alternatively, the office can be stripped out and offered in an open plan layout. The office also benefits from an excellent Energy Performance rating of B.



Ground floor plan

*Not to scale. For indicative purposes only.*





A3

A3

# AMENITIES



High-efficiency VRV air conditioning



Full access raised floors



2 miles from mainline station



Feature reception area



25 Parking spaces  
1 per 172 sq ft



Superb connectivity with up to 1GB fibre



Extensive landscaped grounds



Award winning pub adjoining (The Stag)



No traffic in or out of the business park



Superb EPC rating B - very good



Picturesque riverside setting



Free fishing

# LOCATION

Abbey Mill Business Park is situated in a tranquil island setting on the River Wey less than half a mile from the A3 and 5 miles south west of Guildford.

Access to the road network is excellent and instant. Junction 10 of the M25 is approximately 15 minutes drive whilst junction 4 of the M3 is equally accessible by the A31 Hog's Back and the A331 Blackwater Valley Relief Road.

Godalming train station, which offers a fast service to London, is less than 2 miles (journey time to Waterloo from 35 mins).



Destination	Distance
A3	350m
Godalming	1.8 miles
Guildford	5 miles
M25 (J10)	15 miles
Central London	35 miles



Destination*	Minutes
Guildford	6 mins
London Waterloo	35 mins
Portsmouth Harbour	54 mins

\*From Godalming station



Destination	Distance
Heathrow	29 miles
Gatwick	36 miles

# CONTACT

Contact agents for viewing and further details.

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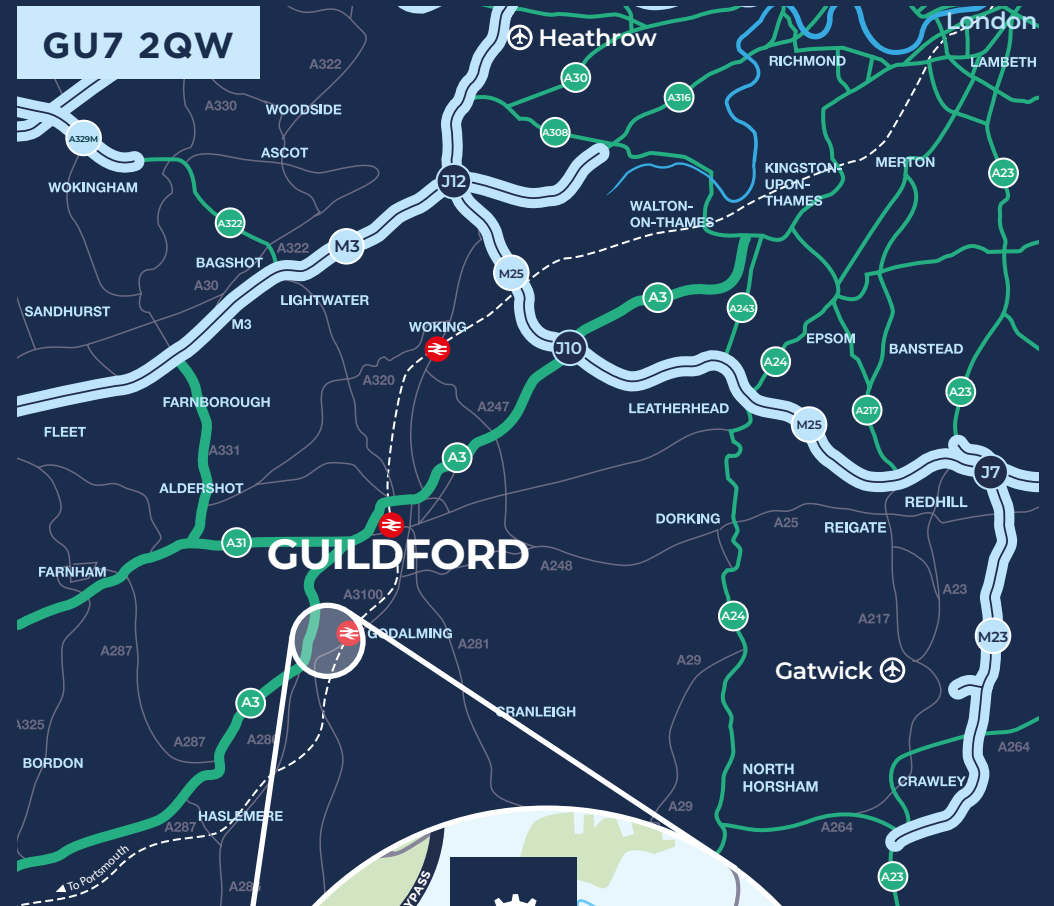
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Availability:

Floor	Area (sq ft)	Car parking
Part ground	4,310	25 spaces

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