



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Character Offices With Parking  
1,532.2 sq ft / 142.35 sq m

**Shoelands Farm, Seale Lane, Puttenham, Surrey GU10 1HL**

## LOCATION

Shoelands Farm is a converted dairy farm, located in West Surrey between Puttenham and Seale on the Hampton Estate. It is situated in an attractive rural location with access onto the Estate's land for jogging and walking dogs. This development is located 6 miles to the west of Guildford and 6 miles to the east of Farnham, parallel to the A31 and 2.5 miles from the A3 Compton interchange.

## DESCRIPTION

Shoelands Farm was re-developed in 2006-7 to convert the existing Dairy Farm buildings into high quality offices. These offices are two storey, with their own kitchenette and WC facilities.

The office has carpeted floors, timber casement windows, wall-mounted radiators, up-lighters and perimeter trunking for both power and data. There are exposed timber roof trusses and stone-work. The development has a dedicated fiber connection which can provide super-fast connection speeds.

The office has a formal parking allocation but there is plenty of overspill car parking on-site. There are storage units also available on-site at an additional cost. There is a biomass boiler which heats the offices by using woodchips generated on the Hampton Estate.

Health, Fitness and leisure users will be considered.

## ACCOMMODATION

The Buttery – 1,532.2 sq ft / 142.35 sq m

## RENT

The Buttery - £3,125 pcm / £37,500 per annum.

This rent is **exclusive** of the service charge, which comprises utilities (except telecoms), buildings insurance, repairs and maintenance, and cleaning maintenance of common parts. VAT is payable on the rent.

## RATES

Dairy North: RV: £12,500

Rates Payable: £6,125 (2023/24)

## EPC

C – 52

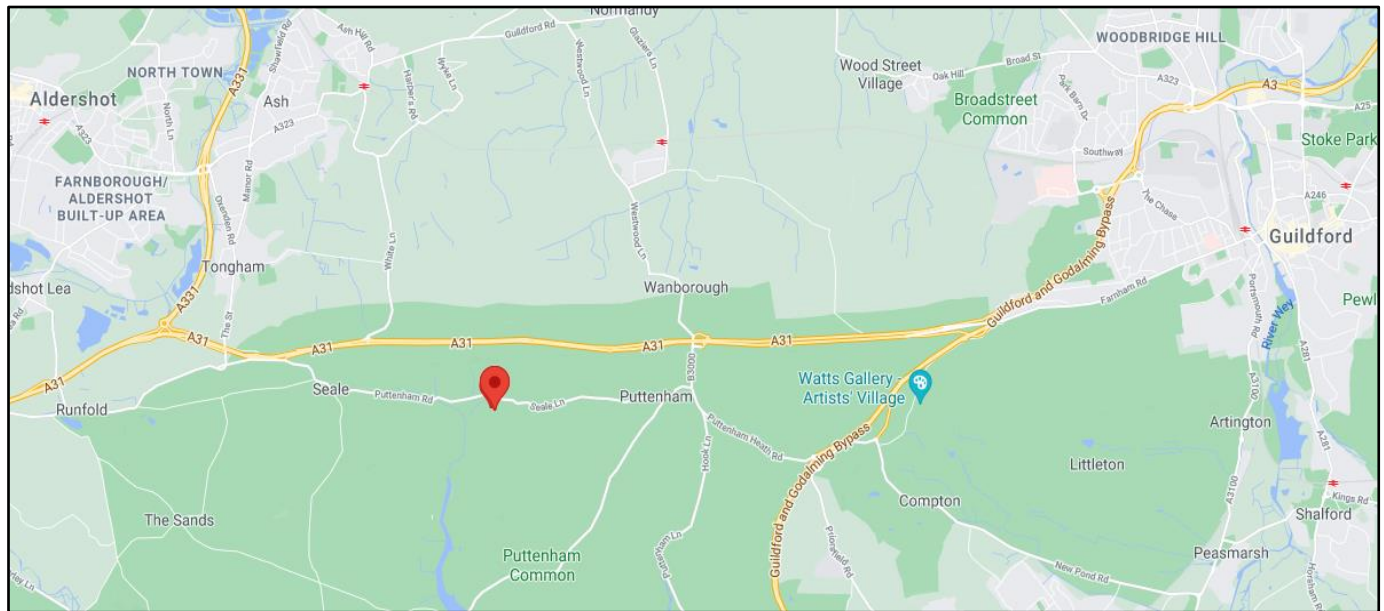
## WEBSITE

Shoelands Farm Offices website

(<https://www.shoelandsfarmoffices.co.uk/>)

## 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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