



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Character Office

928 sq ft (86.2 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 single storey, each with their own kitchenette and shared WC facilities. Each 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 fibre connection which can provide super-fast connection speeds. Each 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.

ACCOMMODATION

| AVAILABLE | SQ FT | SQ M |
|---------------|-------|------|
| Stables North | 928 | 86.2 |

RENT

| | |
|---------------|------------------|
| Stables North | £1,850 per month |
|---------------|------------------|

RATES

Stables North: Rateable Value: £15,750
Rates Payable: £7,733

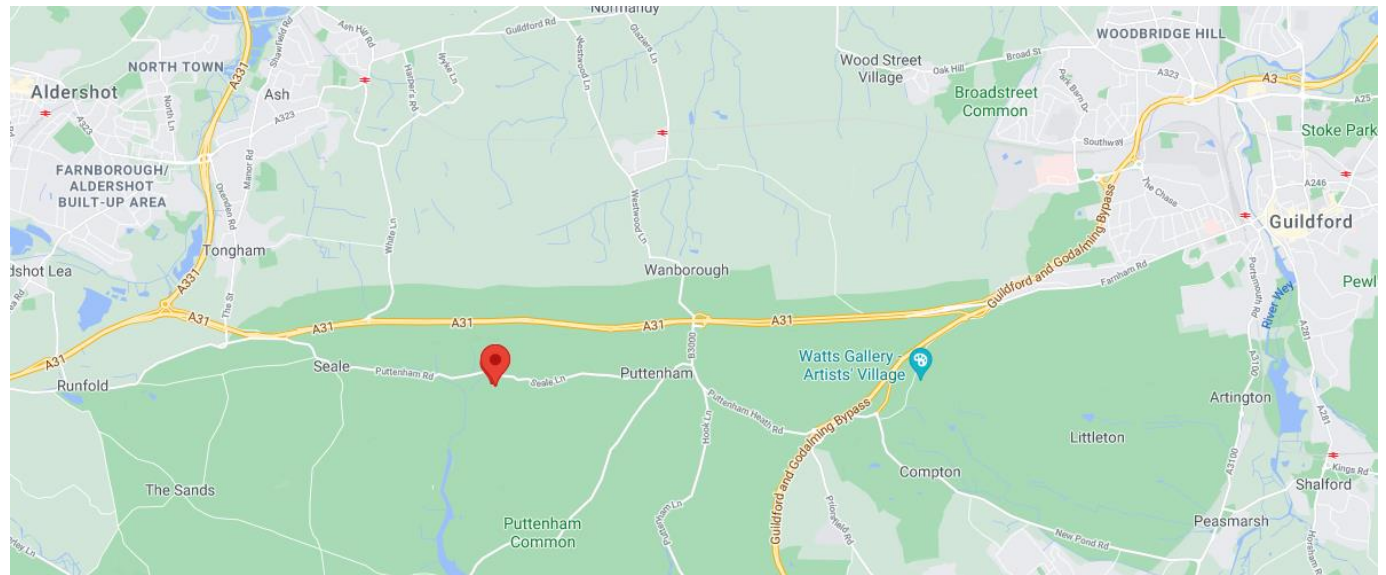
Dairy North: Rateable Value: £13,000
Rates Payable: £6,370

EPC

C – 52

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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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