

# Westwood and Company

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

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 @westwoodandcompany

## **RECENTLY RENOVATED AND REMODELLED SELF-CONTAINED OFFICES TO LET IN BEAUTIFUL SURROUNDINGS**

### **AT**

**THE STUDIO  
EASHING FARM ESTATE  
EASHING  
GODALMING  
SURREY, GU7 2QB**

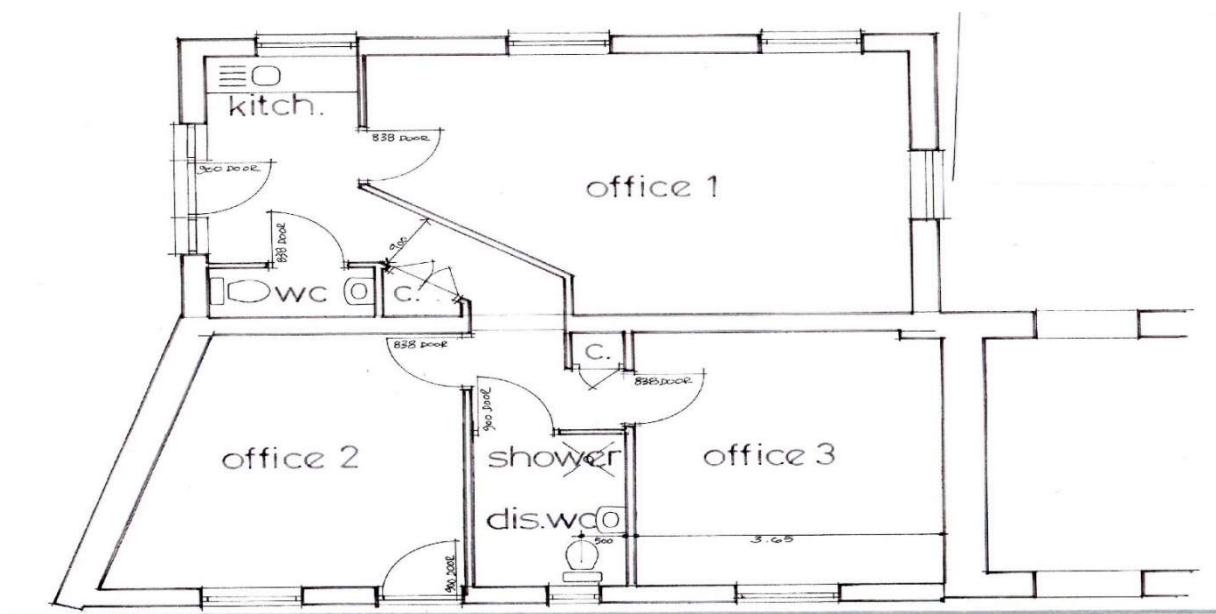


**APPROXIMATELY 900 SQ FT CHARACTER OFFICES WITH AMPLE  
PARKING, 1 MILE FROM A3.**

**DESCRIPTION** The Studio was fully renovated and extended a few years ago and is being redecorated and overhauled to provide immaculate offices in an attractive period building, which is part of the Eashing Farm Estate. The offices have been finished to an exceptionally high standard and offer under floor heating, recessed lighting, oak floors and doors as well as kitchen facilities and a shower room. With ample parking for up to 6 cars.

**SITUATION** Located in a beautiful rural area about 1 mile from the A3 at Eashing/Milford and about 1.5 miles from Godalming Town Centre and main line station. The property enjoys distant views over open countryside. Local amenities include the 'Stag on The River' at Eashing and local shops just down the road.

**ACCOMMODATION** See plan below.



**TERMS** A new full repairing and insuring lease is available for a number of years to be agreed outside the 1954 Landlord and Tenant Act.

**RENT** £25,000 pax (We believe VAT is chargeable).

**RATEABLE VALUE** £11,250 pa (qualifies for 100% business rate relief).

**EPC** Not applicable.

**COSTS** Ingoing tenant pays Landlords legal costs.



**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS  
WESTWOOD AND COMPANY WHO HOLD KEYS 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.**