



ABBEY MILL
Business Park

THE GRANARY

EASHING, GUILDFORD, GU7 2QW

11,063sq.ft

To Let

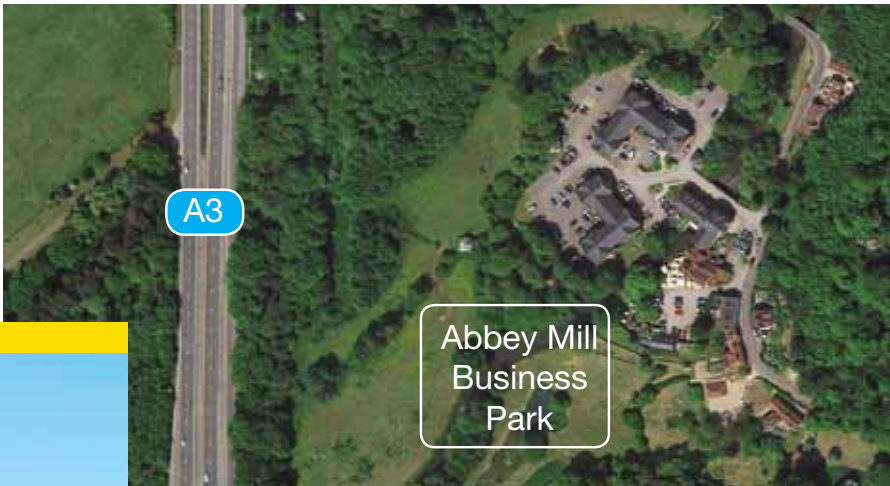
Fully refurbished offices



abbeymill.biz

IT'S ALL ABOUT THE LOCATION

Abbey Mill Business Park with excellent parking, is set in a tranquil picturesque setting less than 1 minute from the A3 and less than 2 miles from a mainline station.

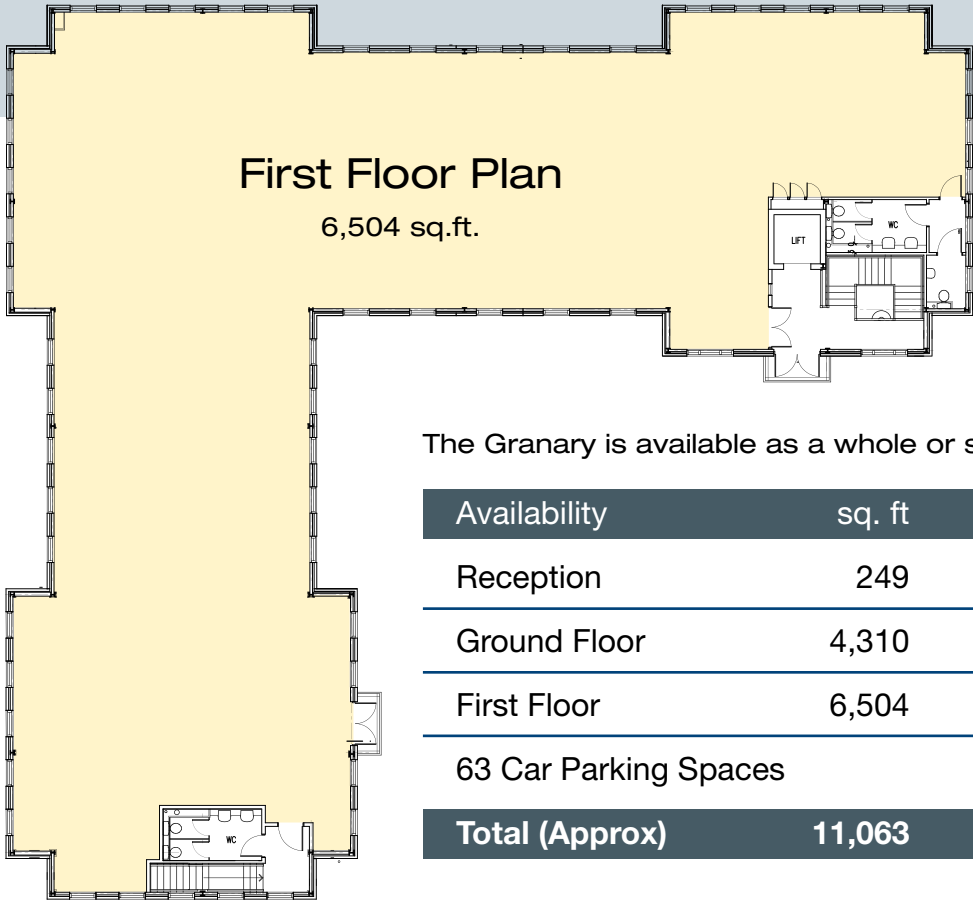


Specification of the building includes:-

- **New** high-efficiency VRV air conditioning
- Full access raised floors
- Suspended ceilings with LG7 lighting
- Passenger lift
- Feature reception area
- **Superb energy performance rating of B - very good**



- **No traffic**
No queues in or out of the business park
- **Excellent parking**
63 Parking spaces, 1 per 172 sq.ft.
- **Superb connectivity**
Up to 1GB fibre installed
- **Extensive, newly landscaped grounds**
- **Award winning pub/restaurant (The Stag) adjoining**
- **Free fishing**





Abbey Mill Business Park • Eashing • Nr. Guildford • Surrey • GU7 2QW

Location - GU7 2QW



Abbey Mill Business Park is surrounded by attractive countryside in a tranquil island setting on the River Wey at Eashing less than half a mile from the A3 dual carriageway.

Access to the road network is excellent with junction 10 of the M25 approximately 15 minutes away, 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.



A3 350 m
Godalming 1.8 miles
Guildford 5 miles
M25 (J 10) 15 miles
Central London 35 miles



Mainline to London Waterloo
Guildford 34 minutes
Godalming 45 minutes



Heathrow 29 miles
Gatwick 36 miles

Predicted Energy Performance Asset Rating

Excellent	A 0-25	
Very good	B 26-50	The Granary
Good	C 51-75	
Average	D 76-100	
Poor	E 101-125	
Very Poor	F 126-150	
Bad	G over 150	



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Disclaimer: These particulars do not form part of any offer or contract. They are issued as a general guide but do not constitute representation of fact and should be independently checked by all on behalf of prospective purchasers or tenants. Interior photography may be representative of similar rooms within the development. Images through-out this brochure span from original build to the current date.

View the video tour

www.abbeymill.biz

TERMS: Available to let.
Contact agents for viewing and further details.

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AND
ISHERWOOD**

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