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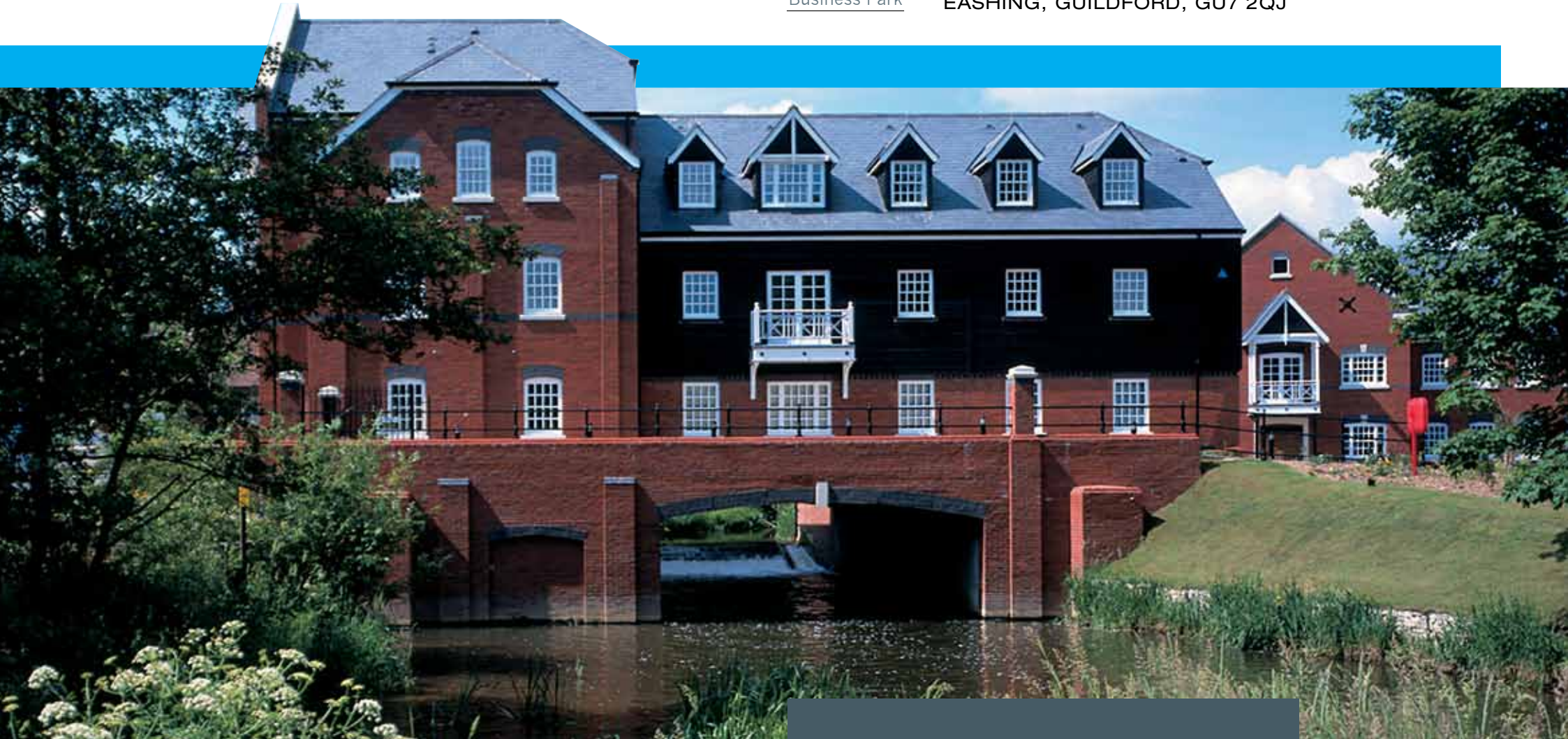


ABBNEY MILL  
Business Park

# THE MILL

1st Floor

EASHING, GUILDFORD, GU7 2QJ



Superb Offices near Guildford

3129 sq.ft

TO LET



# 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.



- **Fully fitted space**  
Ready for occupation
- **No traffic**  
No queues in or out of the business park
- **Excellent parking**  
17 Parking spaces
- **Superb connectivity**  
Up to 1GB fibre installed
- **Extensive landscaped grounds**
- **Award winning pub/restaurant (The Stag) adjoining**
- **Free fishing**





Specifications of the building include:-

- 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
- Glass partitioning, network cabling and floor recessed power sockets

Availability	sq. ft	m <sup>2</sup>
First Floor	3129	291
17 car parking spaces		
<b>Total (Approx)</b>	<b>3129</b>	<b>291</b>





## Location - GU7 2QJ



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

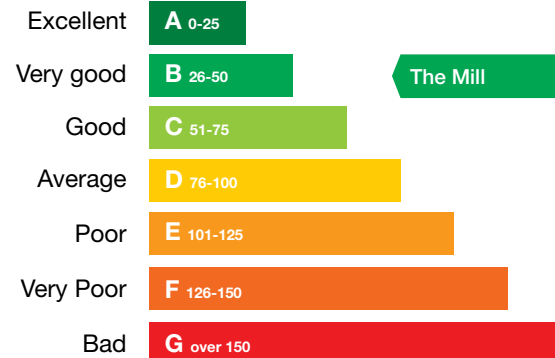


Mainline to London Waterloo	
Guildford .....	34 minutes
Godalming .....	45 minutes



Heathrow .....	29 miles
Gatwick .....	36 miles

### Predicted Energy Performance Asset Rating



View the video tour  
[www.abbeymill.biz](http://www.abbeymill.biz)

**WADHAM  
ISHERWOOD**

01483 300176  
01252 710822

[www.wadhamandisherwood.co.uk](http://www.wadhamandisherwood.co.uk)

Nick Reeve  
nick@wandi.co.uk  
Peter da Silva  
pds@wadhamandisherwood.co.uk

**Lambert  
Smith  
Hampton**

01483 538181  
[www.lsh.co.uk](http://www.lsh.co.uk)

Tim Shaw  
TGShaw@lsh.co.uk



[www.richardcook.ltd.uk](http://www.richardcook.ltd.uk)

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 throughout this brochure span from original build to the current date.

### TERMS

Available to let.

Contact agents above for viewing and further details.