



ABBNEY MILL
Business Park

THE WHARF

1st Floor

EASHING, GUILDFORD, GU7 2QN

abbeymill.biz



5660 sq.ft

Fully refurbished office space To Let near Guildford

IT'S ALL ABOUT THE LOCATION

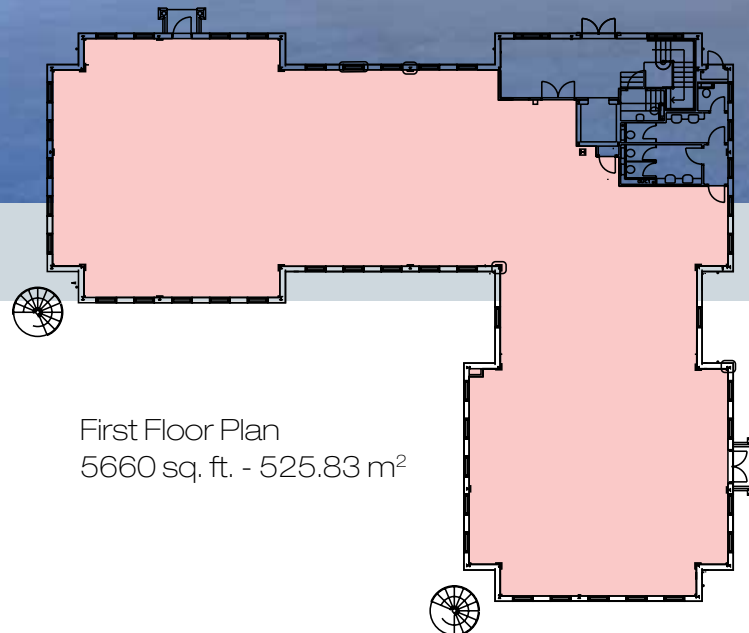
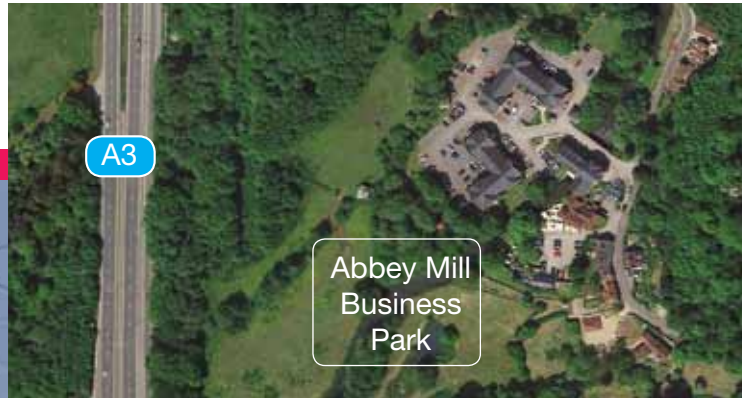
Abbey Mill Business Park with excellent parking, is set in a tranquil picturesque setting less than 1 minute from the A3 and less than 2 miles from a mainline station.



- **No traffic**
No queues in or out of the business park
- **Excellent parking**
32 Parking spaces, 1 per 181 sq.ft.
- **Superb connectivity**
Up to 1GB fibre installed
- **Extensive landscaped grounds**

- **Award winning pub/restaurant (The Stag) adjoining**
- **Free fishing**





First Floor Plan
5660 sq. ft. - 525.83 m²

Specifications of the building include:-

- 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

Availability	sq. ft	m ²
First Floor	5,660	525.83
32 car parking spaces		
Total (Approx)	5,660	525.83



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

Location - GU7 2QN



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

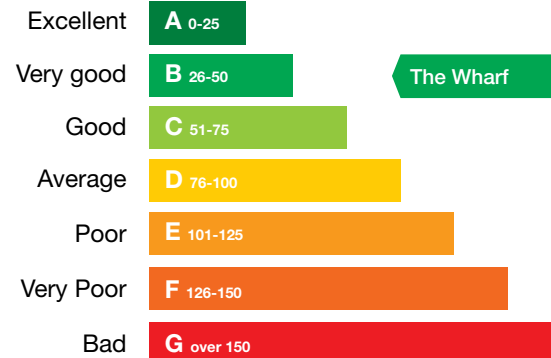


Mainline to London Waterloo	
Guildford	34 minutes
Godalming	45 minutes



Heathrow	29 miles
Gatwick	36 miles

Predicted Energy Performance Asset Rating



View the video tour
www.abbeymill.biz

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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.

TERMS

Available to let.

Contact agents above for viewing and further details.