

OFFICE SPACE TO LET

The Dairy Barns, Dunsborough Park, Ripley GU23 6AL

Office Space 991 sq. ft (92 sq. m) approx.

THE DAIRY BARNS



£42,000 per annum all-inclusive

All-inclusive rent (Rates, Maintenance, Utilities)

- Available on a new flexible lease
- Spacious contemporary office space
- Countryside setting
- 30 minutes to London
- High specifications
- Free onsite carparking

Viewing and Further Information:

Michael Tsimekis



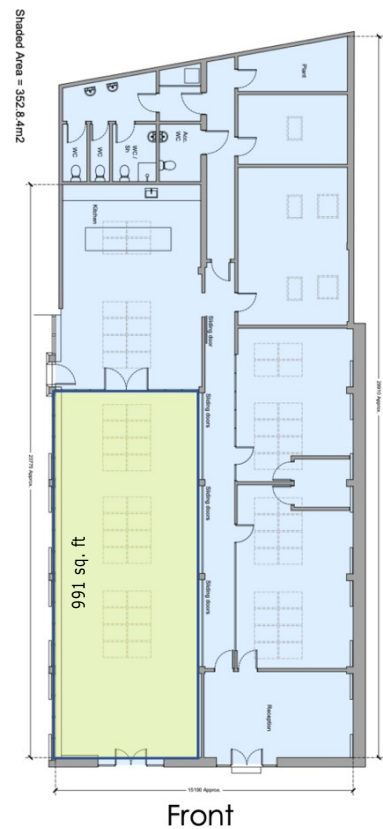
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LOCATION

In the heart of Surrey, Dairy Barns is a swift 30-minute journey into London, making this a go-to for those wishing to find a countryside location for their offices. The A3 and M25 are easily accessible and allow direct road access to London. Guildford Town lies 15 miles South and services the Southwestern Railway which runs a 30-minute direct train into London.

DESCRIPTION

The property is a fully restored and renovated cow shed, rebuilt to the highest specifications but retaining the original framework and stunning, authentic features to give a modern, contemporary feel. Throughout, the property offers a sense of enviable light and space, with wooden beams supporting lofty ceilings incorporating large skylights, complete with electric blinds and floor to ceiling windows.

ACCOMMODATION

Office Space 991 sq. ft (92 sq. m) approx. which is the green shaded area on the floorplans and the pitched office space seen in the main image overleaf. It forms a part of the whole building, the rest of which is occupied by the owner/landlord, Papaya Lingerie. Communal areas include entrance and hallway, kitchen, IT server room and WC's.

ENERGY PERFORMANCE (EPC)

Rating: B (47) – a copy of the certificate is available on request.

TENURE

Available on a new flexible lease.

RENT

£42,000 per annum exclusive (no VAT)

An all-inclusive rent that covers business rates, maintenance, and utility fees.

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 25th June 2021

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