



Character Office/ Unit: 1,239 sq ft (115 sq m)

Available Immediately

£16,000 per annum

In Brief:

- Self-contained character office with parking
- Bifold doors leading to decked terrace
- Located on the outskirts of Chiddingfold
- Good access off Petworth Road (A283)
- Water bills included

TO LET

**MILL HOUSE OFFICE, MILL HOUSE FARM,
PETWORTH ROAD, CHIDDINGFOLD, GU8 4SL**

Location

Mill House Office is located on a private mixed agricultural and commercial site south of Chiddingfold. The office is located approximately 10 miles south of Guildford and has access to good road links.

Description

Mill House Office offers a character two-storey office unit. It is situated adjacent to a range of converted agricultural buildings now used for storage.

On the ground floor the property provides a meeting room, and WC, shower and kitchen facilities.

On the first floor, the property provides an open plan office space, and benefits from

bifold doors leading out to a decked terrace with views of the Grade II Listed Mill House.

Broadband is available at the property.

Externally, the unit benefits from parking, and security gates are currently being fitted. The site is covered by CCTV.

Services

We understand that mains water and electricity are connected. These have not been tested by the Agent.

Water is included in the rent. Electricity will be recharged to the tenant based on usage.

The unit benefits from oil-fired central and underfloor heating. The tenant will be responsible for the oil supply.

The property is connected to a sewage treatment plant which is managed by the landlord.

Terms

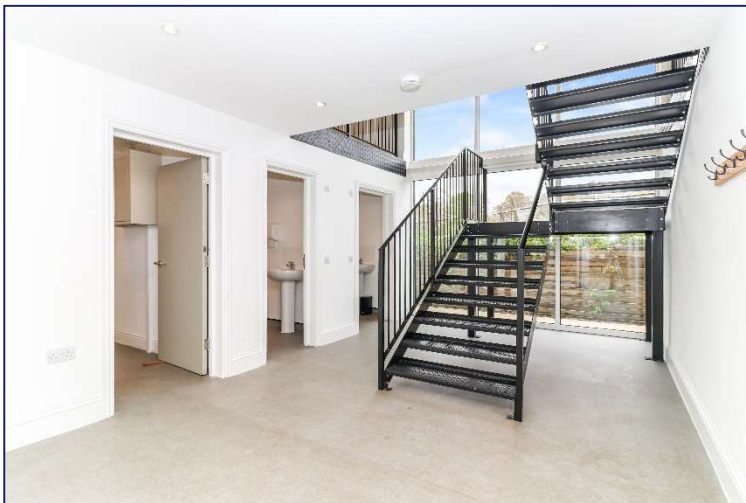
Available by way of a new lease on terms to be agreed. A minimum deposit of two months will be required.

Rent: £16,000 per annum exclusive

VAT will be applicable.

Legal Costs

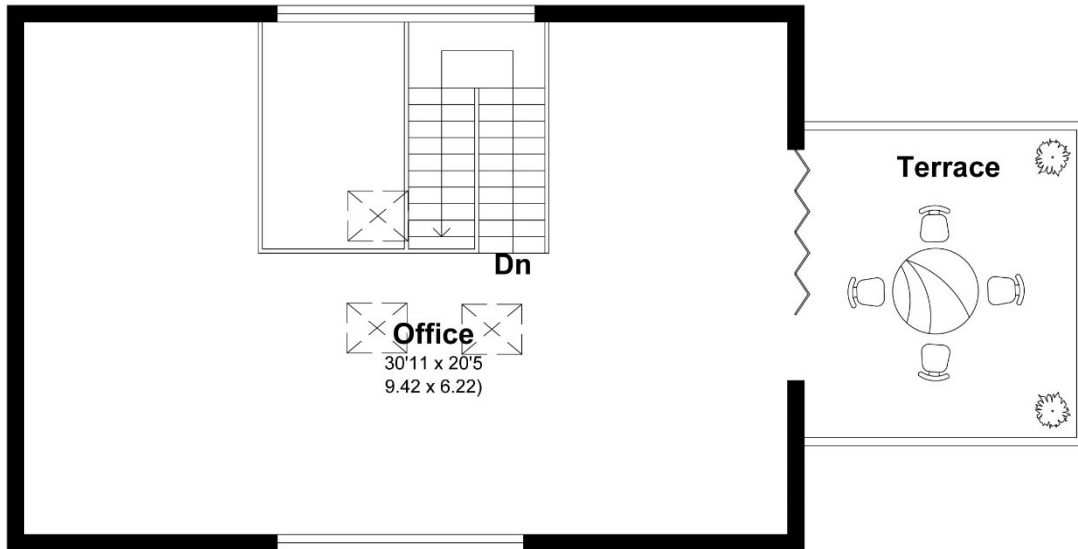
The Tenant will be expected to contribute to the Landlord's reasonable legal costs



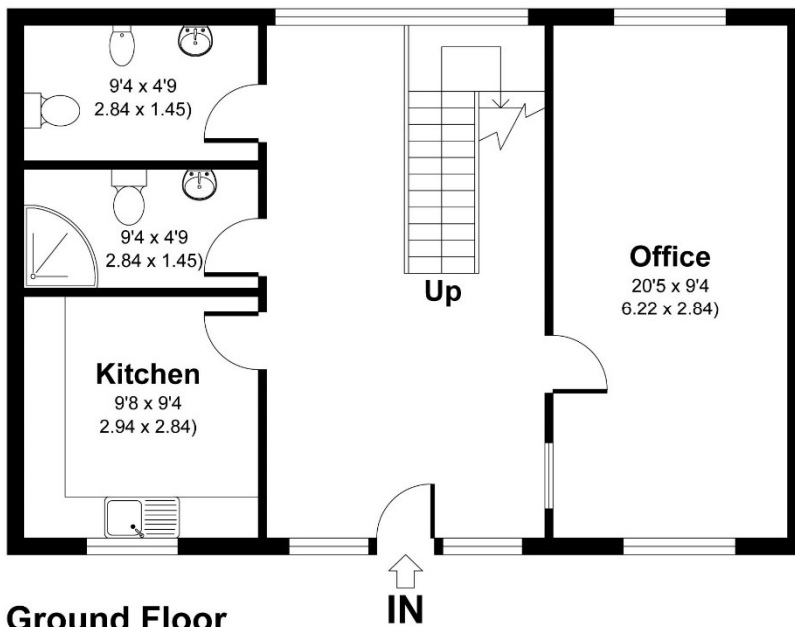
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First Floor



Ground Floor

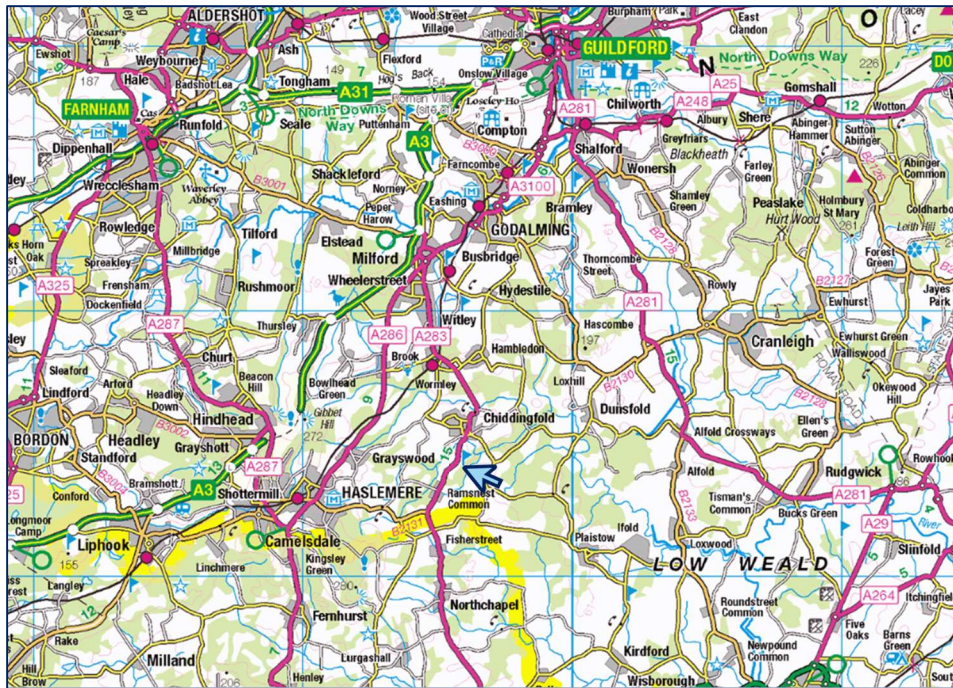
Mill House Farm, GU8

APPROXIMATE GROSS INTERNAL AREA 1238.71 SQ FT / 115.08 SQ M
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Additional Information

Rates

No rates are currently payable; any rates that may become payable will be the responsibility of the Tenant.

Value Added Tax

VAT will be applicable on prices outgoings and rentals.

EPC

D (94)

Postcode

GU8 4SL

Available immediately

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire](#).

Enquiries

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