



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Grade A Office Accommodation  
170 sq ft – 1,100 sq ft

Ash House, Tanshire Park, Shackleford Road, Elstead, Surrey GU8 6LB



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- A modern office meeting room with a long white conference table, blue chairs, and a slanted ceiling. The room is well-lit with recessed ceiling lights. In the background, there are white shelving units and a glass-walled office area.
- Full Air-Conditioning & Fresh-Air Ventilation
  - Excellent High Speed Dedicated Broadband Connectivity up to 100MBS
  - Traffic-Free Easy Access to Site
  - Excellent Car Parking Ratio
  - Mature Landscaped Office Environment With On-Site Café & Outdoor Meeting Facilities
  - Spacious Surrey Countryside Surrounding and On-Site Fresh Air Opportunities



## LOCATION

Situated on the west side of Shackleford Road close to the junction with Milford Road (B3001), the Park has easy access to the A3, M25 (J10), M3 and M4. The Hindhead Tunnel, 10 miles south of Tanshire Park, ensures fast and easy road access to Liphook, Petersfield, Portsmouth and the South Coast. Mainline rail services to London Waterloo are available at Guildford, Godalming and Farnham (journey time to Waterloo from 35 mins).

## DESCRIPTION

Ash House is a peaceful, self-contained 3 storey office building in a spacious, rural Surrey environment. The building offers opportunities for open-plan office space and the entrance hall provides an impressive reception.

The space on the first floor is to be let as smaller suites, provides a versatile opportunity to meet spacious office working needs and has been refurbished to offer high quality air-conditioned Grade A office accommodation. The current full suite configuration offers open-plan space, independent offices/meeting rooms, & dedicated toilet facilities & kitchenette.

## ACCOMMODATION

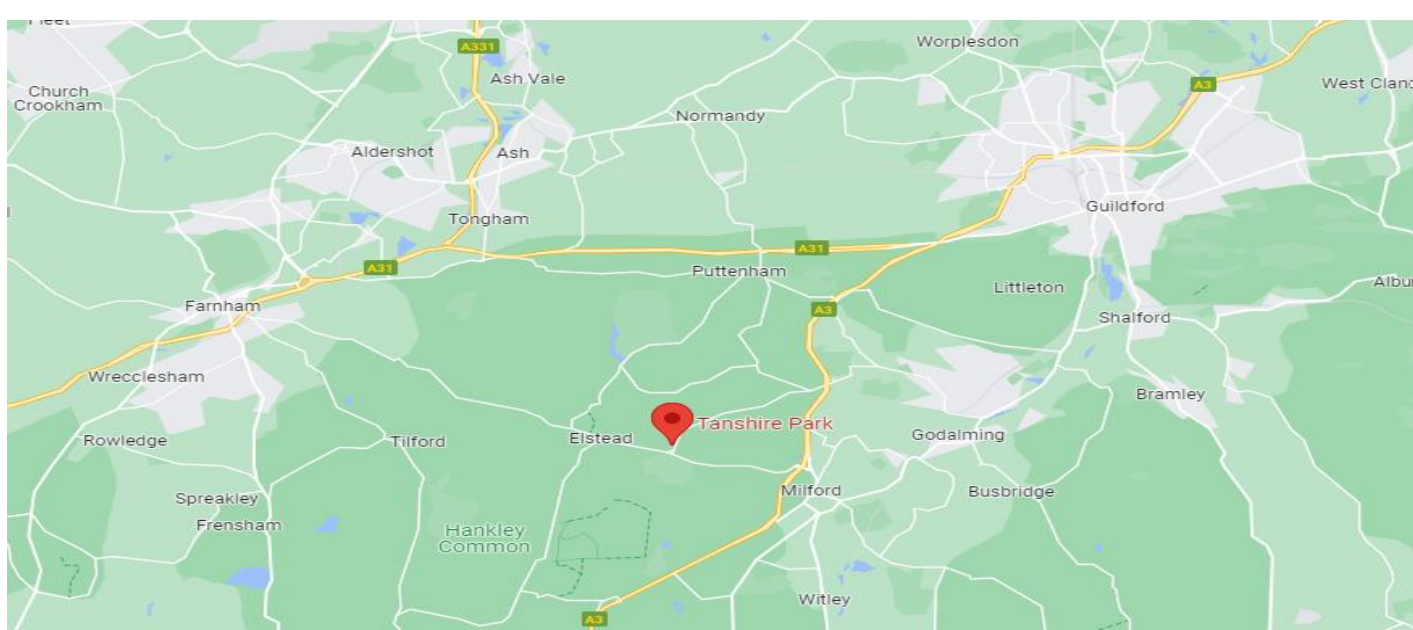
Office suites ranging from 170 sq. ft - 1,100 sq. ft.

## TERMS

The suites are available to let on a new lease direct from the landlord. Rent is £25 per sq. ft pax.

## LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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