



Tangley House, Postford Mill, Mill Lane,
Chilworth, Surrey GU4 8RT

Character, modern offices in a tranquil
setting

**TO LET
FOR SALE**

3,878 Sq Ft (360 Sq M)

Tangley House, Postford Mill, Mill Lane, Chilworth Surrey GU4 8RT

DESCRIPTION

This character property provides high quality, modern office accommodation over ground & 1st floors. Each floor provides open plan space with full access raised floor, suspended ceilings with recessed lighting, excellent natural light and views over the mill pond. There are male & female WCs on each floor with a disabled WC at ground floor. The building has 23 car parking spaces & use of outside amenity space, adjacent to the River Tillingbourne. The internal photos have been rendered to show the space on completion of refurb.

- ✔ Character offices
- ✔ A tranquil setting and traffic/congestion free
- ✔ Minimum of 23 parking spaces
- ✔ Excellent natural light
- ✔ Full access raised floors
- ✔ EPC - B (50)



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	1,937	180
1st floor	1,941	180
Total	3,878	360

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Value (2023) : Gd - £38,000, 1st - £37,250
Rates Payable (2023/24) : Gd £18,962, 1st - £ 18,587.75

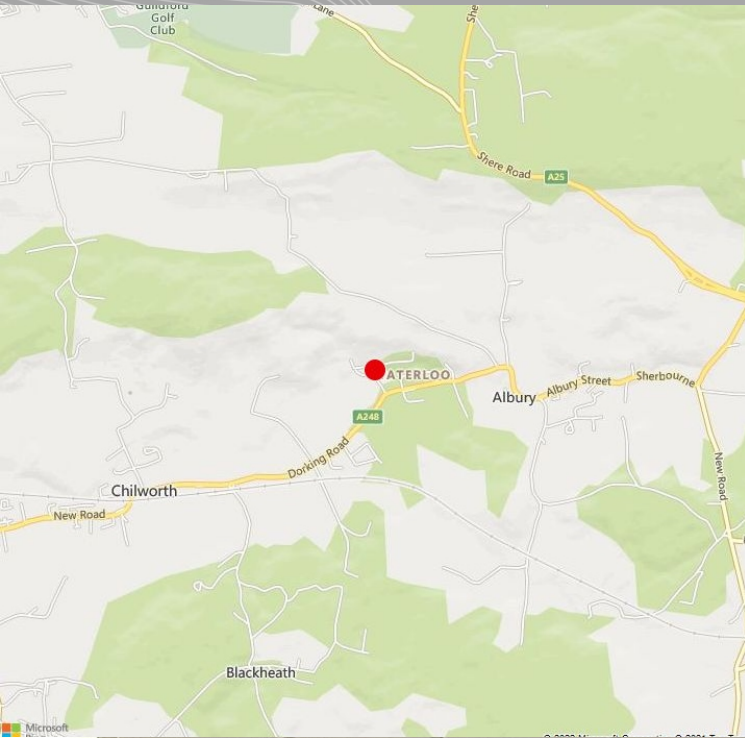
TERMS

The property is available as a whole either to let (on a new effectively FRI lease) or sale of the freehold with vacant possession.

EPC B - 50



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LOCATION

Postford Mill lies in the tranquil Tillingbourne Valley & the Surrey Hills Area of Outstanding Natural Beauty, between the villages of Albury & Chilworth. The rural setting belies the excellent access to both Guildford & the A3 (both only 5 miles). Chilworth train station is less than 1 mile away with Gatwick, Reading and London Waterloo accessible in less than an hour.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 18-Sep-2023