



Tannery Studios, Tannery Lane, Send, Woking, Surrey GU23 7EF

TO LET

High quality serviced office, studio & recording space

**350 - 5,258 Sq Ft
(33 - 488 Sq M)**

DESCRIPTION

Tannery Studios is a new waterside development with a large, welcoming atrium providing communal networking space. The offices have been designed with an environmental focus, including the installation of heat pumps, solar panels and EV charge points.

The development offers a variety of fully serviced office & studio space solutions which includes all utilities and free parking, and which can be rented with flexible and scalable contracts.

- ✔ Excellent location on River Wey with amazing views
- ✔ Superfast & resilient fibre connectivity
- ✔ Car parking
- ✔ EPC A (23)
- ✔ Let on flexible licence
- ✔ EV Charging



LOCATION

Tannery Studios enjoys a rural setting, situated adjacent to the River Wey. Woking town centre is just a 10-minute drive away and Guildford is accessible within a 15-minute drive. Occupiers can make use of the bus stop on Send Road, and the A3 is 5 mins drive providing access to J10 of the M25.

ACCOMMODATION

IPMSIII Areas	sq ft	sq m
Ground	576	54
1st Floor	649	60
1st Floor	642	60
1st Floor	443	41
1st Floor	523	49
1st Floor	447	42
2nd Floor	1,750	163
2nd Floor	615	57
2nd Floor	712	66
Total	5,258	488

VAT

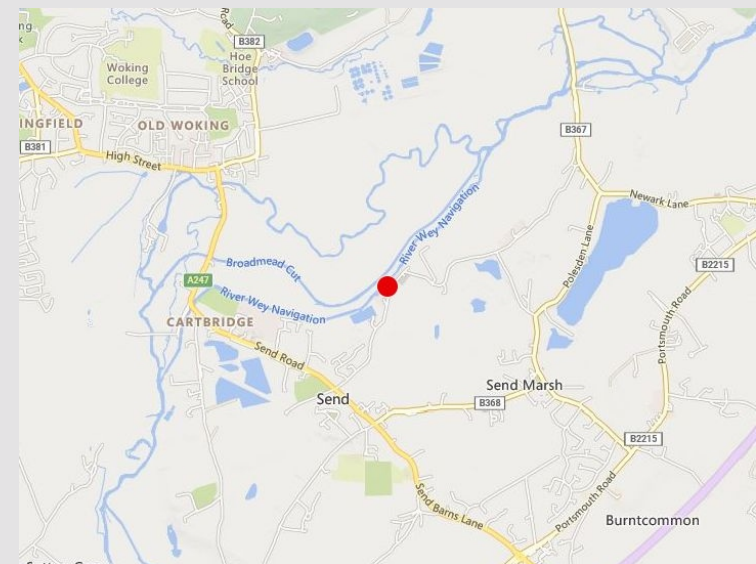
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



<https://www.tannerystudios.co.uk/>

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Regulated by RICS 10-Jan-2024

VIEWING & FURTHER INFORMATION

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