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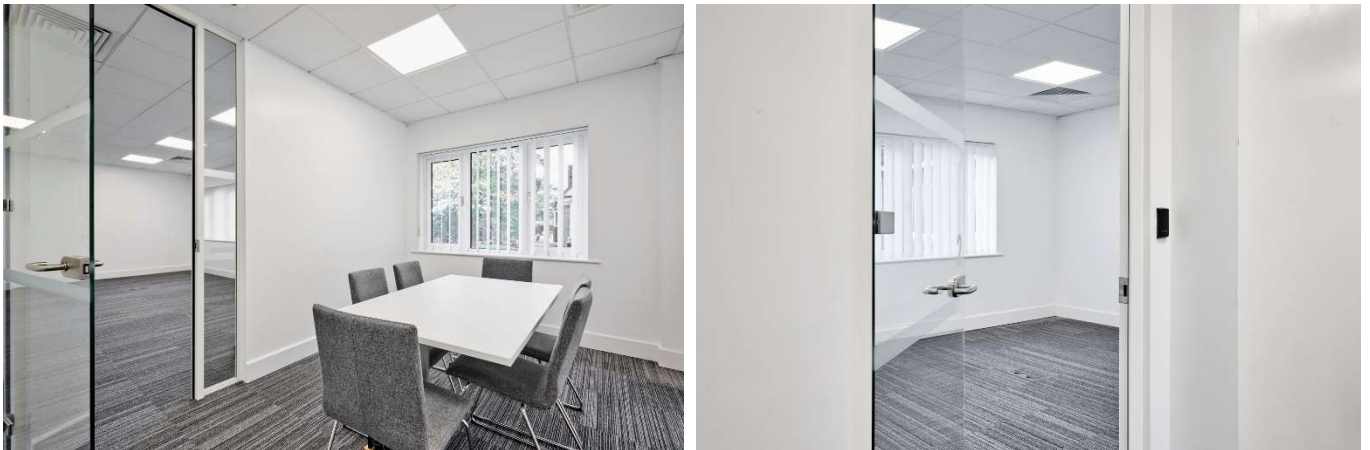
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SUITES TO LET IN A THRIVING BUSINESS PARK IN SURREY

**TANSHIRE BUSINESS PARK
SHACKLEFORD ROAD
ELSTEAD
SURREY, GU8 6LB**



**A LOVELY COMPLEX OF THREE CLASS 'E'
BUILDINGS, SET IN COMMUNAL GARDENS WITH
ON SITE CAFÉ AND GENEROUS PARKING
AREAS.**

DESCRIPTION: Tanshire Business Park is a complex comprising three high specification buildings, offering from 100 to 5200 sq ft of space suitable for multiple users, current tenants include digital marketing, health and beauty, accountancy, physiotherapy, legal services, recruitment and the care sector/health care industry. The suites are finished to a high specification including cooling/heating, entry systems and fast internet broadband the complex offers outside space, very good parking and an on-site café.

SITUATION: Elstead has easy access to the A3 trunk road. Godalming is about 4 miles away with train links to London (approx. 45 minutes), Guildford about 8 miles away with its comprehensive range of facilities including Surrey University, Surrey Sports Park and The Royal Surrey Hospital.

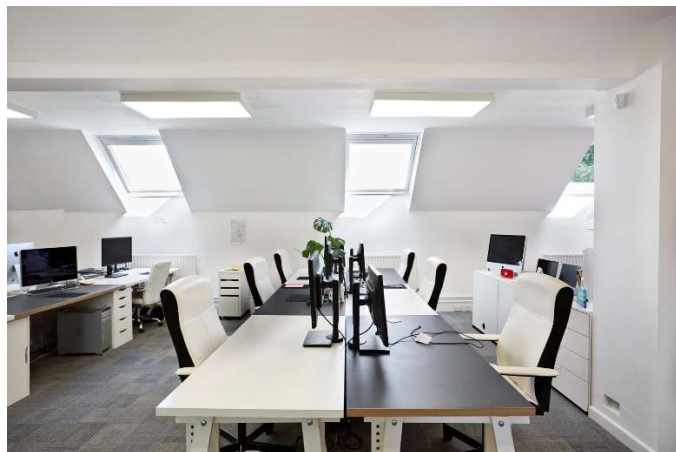
Features include:

- Very attractive communal gardens and on site café.
- Generous parking
- Meeting space
- High speed internet
- Security features such as 24hr CCTV, entrance barriers and fob access entry systems
- Fast broadband for Wifi and VoIP
- Comfort cooling and heating
- Onsite management team
- Shared fully fitted kitchens

ACCOMMODATION: currently available suites.

SUITE	FLOOR	BUILDING	SQ FT	PARKING	AVAILABLE
O	1 ST	ELM HOUSE	1110	6	IMMEDIATELY
P	1 ST	ELM HOUSE	167	2	IMMEDIATELY
M	1 ST	ELM HOUSE	308	3	IMMEDIATELY
L	1 ST	ELM HOUSE	288	3	IMMEDIATELY
4	2 ND	OAK HOUSE	374	3	6 TH MAY
2	1 ST	ASH HOUSE	400	4	IMMEDIATELY

SUITE O ELM HOUSE



SUITE P ELM HOUSE



SUITE M ELM HOUSE



SUITE L ELM HOUSE



SUITE 4 (2ND FLOOR) OAK HOUSE



SUITE 2 (1ST FLOOR) ASH HOUSE



VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS WESTWOOD AND COMPANY.

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.