



Tannery Studios

Tannery Lane, Send, Woking, GU23 7EF

Unique & creative offices

100 to 6,500 sq ft

(9.29 to 603.87 sq m)

- Excellent location with canal views
- Superfast, secure fibre internet access
- Free parking
- Highly sustainable - EPC A
- Let on flexible licence
- EV charging points
- Production studio facilities available

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Summary

Available Size	100 to 6,500 sq ft
Rent	Rent on application
Legal Fees	Each party to bear their own costs
EPC Rating	A

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 space solutions which includes all utilities and free parking, and which can be rented with flexible and scalable contracts. In addition to high speed resilient fibre to the desk, and WIFI available inside and outside, each room has its own secure network and bespoke comms requirements can be provided.

Location

Tannery Studios enjoy rural setting, situated adjacent to the River Wey, a recognized National Trust area. These offices offer a seamless connection to Woking town centre a 10-minute drive away and Guildford accessible within a 15-minute drive. Occupiers can make use of the bus stop on Send Road, a 5-minute walk away, which offers services to Guildford and Woking. The A3 dual carriageway is conveniently located a 5-minute drive from the offices, granting access to Junction 10 of the M25, central London and Hampshire

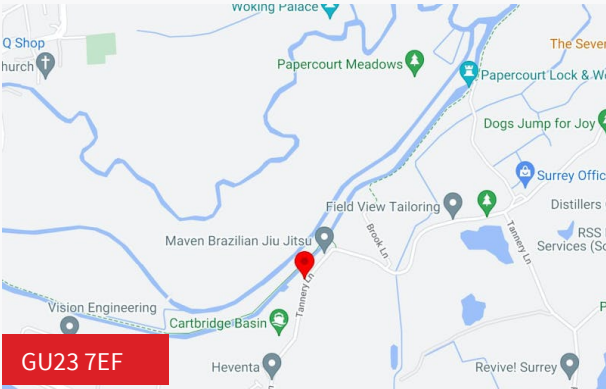
Accommodation

The accommodation comprises the following areas:

Room	sq ft	sq m	Availability
Ground - Room 2A - 3 Tannery House	100	9.29	Available
1st - Rooms 6 & 7 - 3 Tannery House	662	61.50	Available
1st - Field View - Tannery Studios	447	41.53	Available
1st - Pearl - Tannery Studios	649	60.29	Available
1st - Trocus - Tannery Studios	660	61.32	Available
1st - The Loft - Tannery Studios	1,797	166.95	Available
1st - Green Wall - Tannery Studios	523	48.59	Available
2nd - Front of House - Tannery Studios	712	66.15	Available
2nd - Room 7 - 1 Tannery House	285	26.48	Available
2nd - Room 8 - 1 Tannery House	248	23.04	Available
2nd - Room 8A - 1 Tannery House	124	11.52	Available
2nd - Room 9 - 1 Tannery House	334	31.03	Available
2nd - Combined - 1 Tannery House	1,132	105.17	Available
Total	7,673	712.86	

Terms

Offices available on a new lease/licence directly with the landlord with terms to be agreed.



Viewing & Further Information

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Video

➔ Virtual Tour - <https://www.tannerystudios.co.uk/virtual-tour/>



