Owen Isherwood
CHARTERED SURVEYORS

Bramley Business Centre, Station Road, Bramley, GU5 0AZ

TO LET | 350 TO 460 SQ FT (32.52 TO 42.74 SQ M)

Office/ Storage within Bramley Business Centre

- On Site Parking
- Flexible Lease Terms Available
- Shared WC Faciltiies
- Kitchenettes Featured in Each Unit
- Alternative Uses Considered
- Electric Heating
- Immediate Occupation Available
- Situated Close to Guildford

Location

Bramley Business Centre is located alongside the Downs Link bridleway which runs on the path of the former railway line between Cranleigh and Guildford. The business Centre is on Station Road close to St Catherine's School and occupies the site of the former railway station, about 4 miles south of Guildford and 4 miles east of Godalming.

Description

Bramley Business Centre comprises two single-story, barn-style buildings which are internally divided into 18 separate offices. The walls are part exposed brickwork and part weatherboard clad, with cement-tile roof coverings. In front of the buildings there is plenty of car parking. The offices have lockable outer security doors and internal glazed entrance doors. These offices have their own kitchenette areas and use of shared WCs.

Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - 6	350	32.52	£730 /month	Available
Unit - 12	460	42.74	£960 /month	Available
Unit - 14	440	40.88	£916 /month	Available
Total	**1,250**	**116.14**		

Terms

New Lease

EPC

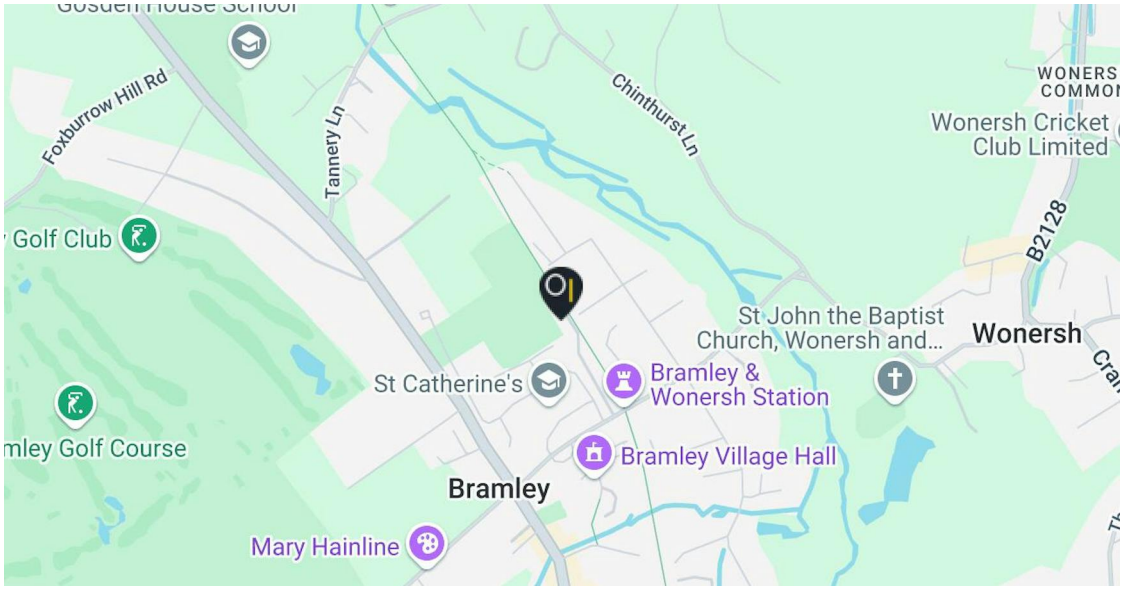
Block A – C (53)
Block B – B (50)

Business Rates

Rateable value (Unit 12): £12,750
Rateable value (Unit 14): £12,000

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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