Owen Isherwood
CHARTERED SURVEYORS

The Great Barn, Birtley Courtyard, Bramley Guildford, GU5 0LA

FOR SALE | 2,013 SQ FT (187.01 SQ M)

Self Contained Character Offices

- Landscaped Courtyard Setting
- Alarm System
- Electrical & Data Trunking
- CAT II & Feature Lighting
- Ground & Mezzanine Floor Offices
- Exposed Beams
- Male & Female WC Facilities
- Kitchenette
- 7 Car Parking Spaces & Additional Visitor Parking

Location

Birtley Courtyard is situated on the edge of Bramley approximately 5 miles to the south of Guildford. Uniquely set bordering the Green Belt, Birtley Courtyard is well located fronting the A281 Guildford to Horsham Road.

In turn this provides onward access to the A3 [London to Portsmouth Road] and the nearby mainline railway stations at Guildford, Farncombe and Godalming. Heathrow and Gatwick airports are approximately equidistant from the property.

Description

Birtley Courtyard is a development of character offices, refurbished barns and agricultural buildings that were converted into offices in the early 2000's.

The scheme is centered around an enclosed courtyard and is located in an Area of Great Landscape Value and Outstanding Natural Beauty. The development comprises 8 self-contained office buildings and associated parking.

Accommodation

Name	sq ft	sq m
Ground	1,329	123.47
1st - Mezzanine	684	63.55
Total	**2,013**	**187.02**

Price

£650,000 No VAT

Rates & Charges

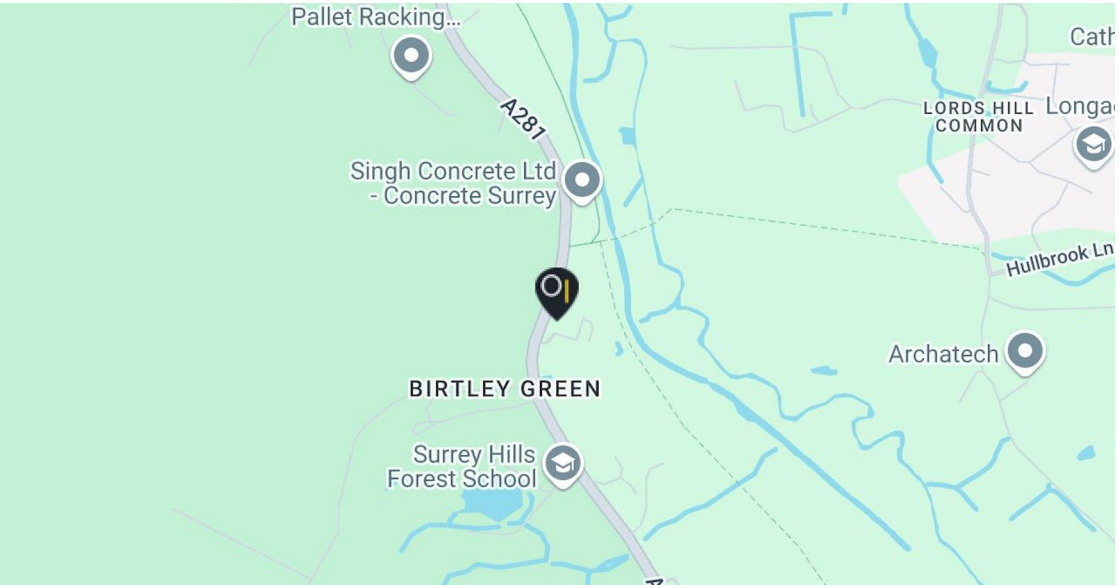
Rateable value: £28,000
Rates payable: £13,972 per annum

EPC

C (51)

Legal costs

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



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