



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Office / Storage Space with parking  
340 – 1,400 Sq. ft. ( 31.59 – 130.06 sq. m)

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

## 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

AVAILABLE	SQ FT	SQ M
Unit 11	340	31.59
Unit 12	460	42.7
Unit 16 & 17	600	55.8
Total	1,400	130.09

## TERMS

New lease terms to be agreed.

## RENT

UNIT	ANNUAL RENT
Unit 11	£9,520 p.a
Unit 12	£12,880 p.a
Unit 16 & 17	£16,800 p.a
Total	£39,200

## RATES

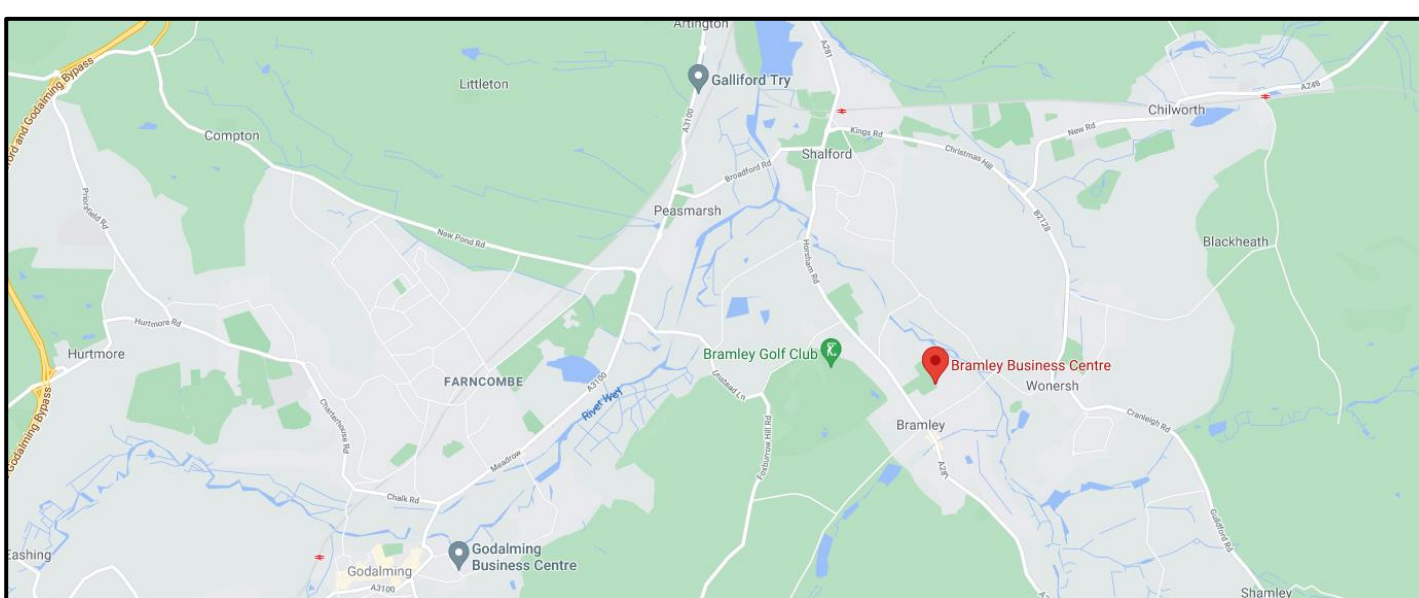
Rates to be reassessed.

## EPC

E - 104

## COSTS

Each party to bear their own costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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