



Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

Office With Parking  
1,470 sq ft

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. Unit 8 benefits from its own kitchenette areas with independent W/C facilities.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Office 8 & 8A	1470	136.57

## RENT

£34,000 per annum

## TERM

New lease terms to be agreed.

## RATES

Office 8 & 8A:

Rateable Value: £22,250

Payable: £10,902.50

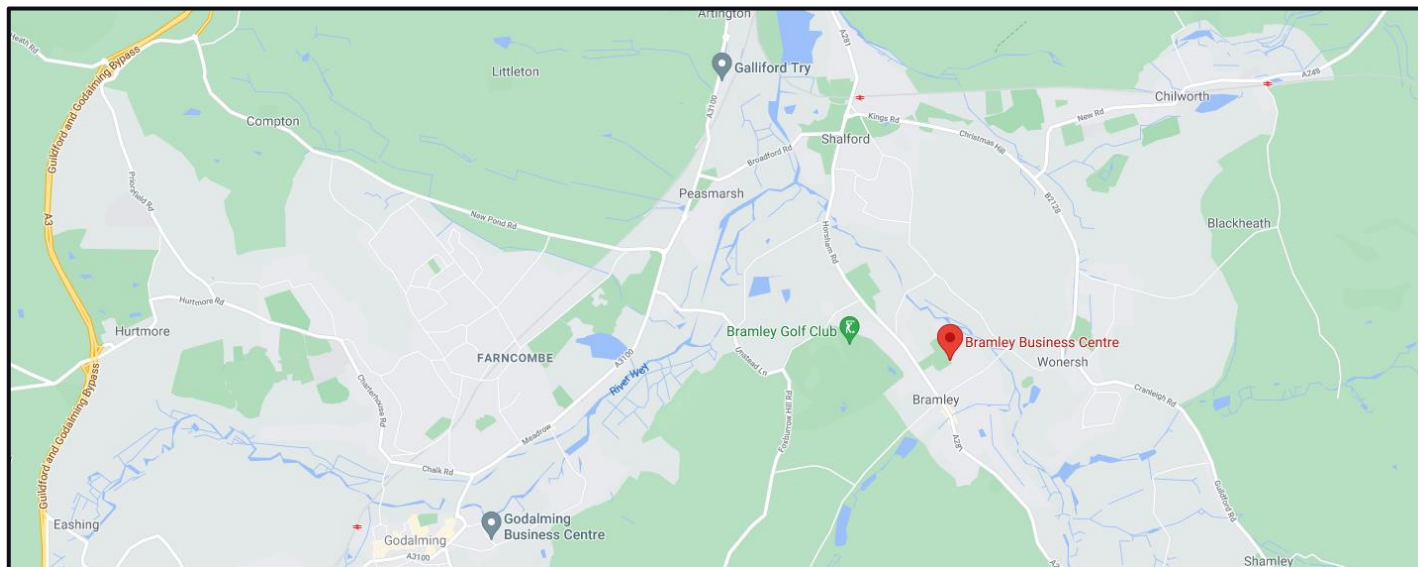
## EPC

Block A – D97

Block B – E104

## LEGAL COSTS

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



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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## CONTACT

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