



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

GRADE A OFFICES
2,000 – 6,500 sq ft (185 – 604 sq m)
Fully furnished (CAT A plus) options available

BRAMLEY HOUSE, THE GUILDWAY, OLD PORTSMOUTH ROAD, GUILDFORD, SURREY GU3 1LR

KEY POINTS

- Headquarters' style office building
- Furnished and Un-furnished options
- Common parts recently refurbished
- Adjacent to the Artington Park & Ride service
- Bus stops in both directions at entrance to the Park
- Excellent parking allocation

LOCATION

Bramley House is located on The Guildway Business Park, situated approximately 1.5 miles South of Guildford town centre, adjacent to the Artington Park & Ride Facility on the A3100 Guildford to Godalming road. Along with easy access to town via the Park & Ride This location offers good links to the A3 (2.5 miles) and national motorway network at Junction 10 of the M25.

DESCRIPTION

Bramley House is a Grade A office building which sits in a landscaped setting. The building provides high quality office space with extremely easy access to Guildford town center. The 1st floor is due to be refurbished but early applicants can have input on finishes. Fully furnished space has recently been delivered to other tenants in the building.

There is a very healthy parking allocation of at least 1:200 sq. ft.

ACCOMMODATION

The refurbished suite will offer the following accommodation

1st Floor	2,000 – 6,500 sq. ft	185 Sqm – 604 sqm
-----------------------------	-----------------------------	--------------------------

TERMS

Available on a new lease on terms to be agreed.

RENT

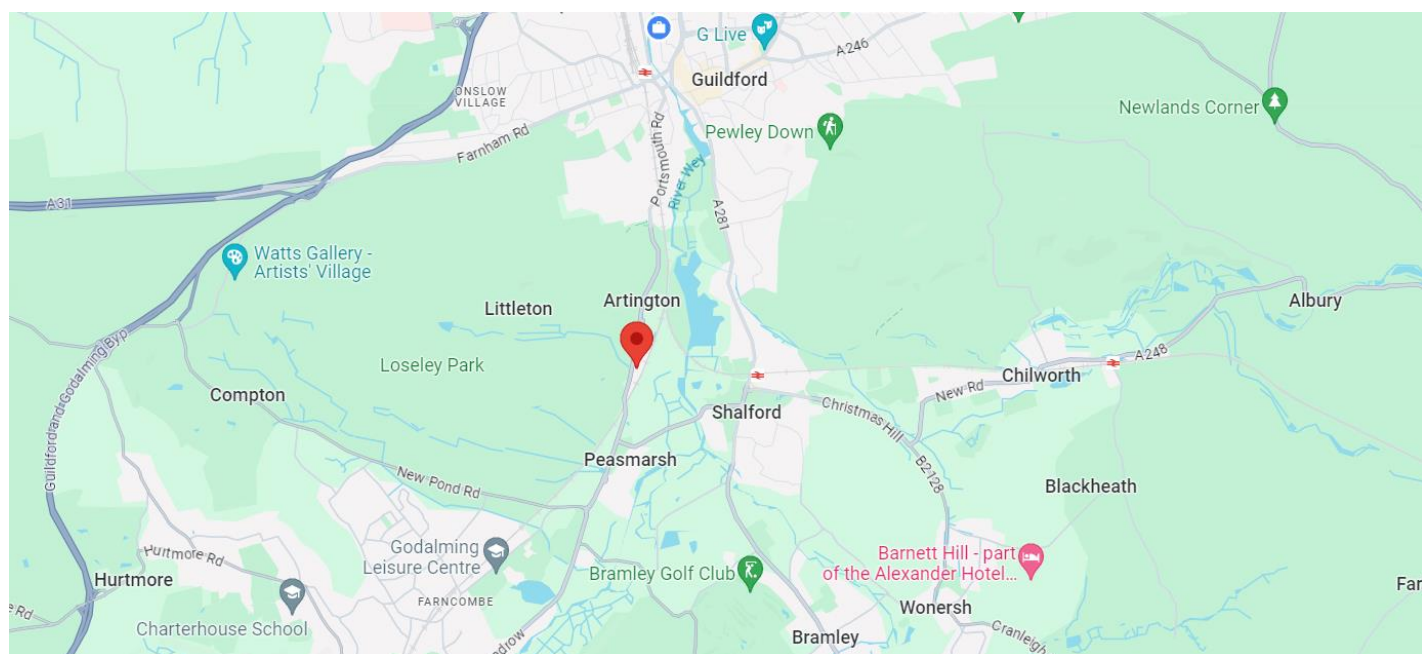
£25psf

BUSINESS RATES

Approx £11.80psf payable (24/25)

LEGAL COSTS

Each party to bear their own legal costs incurred in any 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.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Adam Fenney

M: 07983 204530

T: 01483 300176

E: adam@ownisherwood.com