



Owen  
Isherwood  
CHARTERED SURVEYORS

Broadoak House, Horsham Road, Cranleigh, GU6 8DJ

**TO LET | 2,032.35 SQ FT**







## Location

The subject property is located along the busy Horsham Road experiencing high levels of road traffic. The property is only 300m from Cranleigh's High Street with Guildford being a 20-minute drive with Dorking and Crawley being a 30-minute drive away. The property is located on the peripherals of Cranleigh's residential centre but still within close proximity to the Little Manor Service Station and Cranleigh Leisure Centre.

## Description

Split over the ground and first floors the subject property is of Georgian House design encompassing residential elements into the available office space with a centrally located main stairwell, gas heating, and character styling. The office spaces are carpeted, radiators and powerpoints throughout, florescent tube lighting with single glazed windows. The property benefits from generous parking to the front and rear of the property.

## Accommodation

Name	sq ft	sq m	Availability
Ground	970.05	90.12	Available
1st	1,062.30	98.69	Available
<b>Total</b>	<b>2,032.35</b>	<b>188.81</b>	

## Terms

New lease with terms to be agreed.

## Rent

£40,000 per annum

## EPC

D (99)

## Legal costs

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



## Contact

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