

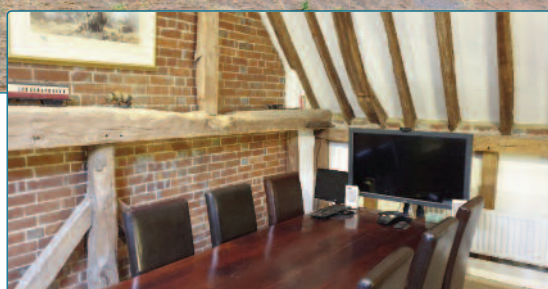
OUTSTANDING SELF-CONTAINED OFFICE



FREEHOLD

**SUPERB SELF-CONTAINED
OFFICE PREMISES WITH 11 CAR SPACES
FREEHOLD FOR SALE (MAY LET)**

2,457 sq ft (228 sq m) approx.



**UNIT 4 • THE HAY BARN • BIRTLEY COURTYARD
BRAMLEY • SURREY • GU5 0LA**

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.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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UNIT 4 • THE HAY BARN • BIRTLEY COURTYARD
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DESCRIPTION: The Hay Barn is the largest building within the Birtley courtyard development, a scheme of modern and refurbished office barn conversions centred around an enclosed courtyard. The building is very well appointed and retains much of its original character.

The Hay Barn provides principally open-plan accommodation together with a small kitchenette and male/female WC facilities and separate meeting room.

ACCOMMODATION: *(all areas are GIA and approx.)*

The premises are arranged as follows:

Ground Floor 1,773 sq ft (165 sq m)
First Floor 684 sq ft (64 sq m)
Total 2,457 sq ft (228 sq m) approx

AMENITIES::

- Landscaped courtyard setting
- Alarm system
- Electrical and Data trunking
- Cat II and feature lighting
- Exposed beams
- Male / Female WC facilities
- Kitchenette
- Designated car parking for 11 cars

PRICE: **£795,000 Freehold (May Let)**

VAT: VAT is applicable.

BUSINESS RATES:

Rateable Value	£28,000.00
Description	Offices & Premises
Rates payable	£13,972.00 pa approx.

LEGAL COSTS: Each party to bear their own Professional and Legal costs.

VIEWING: Strictly by prior appointment through the **Sole Agents**.



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NOTE:

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