

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

SUPERB SELF-CONTAINED CHARACTER OFFICES

Honeygreen Barn – 1,600 sq ft (149 sq m) approx

TO LET (New Lease) with 9 car spaces (May Split)



HONEYGREEN BARN

SMITHBROOK BARNs • HORSHAM ROAD (A281) • CRANLEIGH • SURREY • GU6 8LH

LOCATION:

Smithbrook Barns is an outstanding development of Barns occupied by a variety of Businesses being situated directly opposite Smithbrook Kilns.

The Development is situated on the main A281 (Horsham Road) being located some 6 miles South of Guildford, 12 miles North of Horsham and approximately 2 miles from Cranleigh.

The property therefore benefits from excellent road communications whilst being situated in a prominent, high profile position with direct frontage to the main road.

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HONEYGREEN BARN

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DESCRIPTION:

Honeygreen Barn comprises a delightful timber frame barn that was erected on-site in 1986 having been moved from Kent and comprises some 1,745 sq ft of office accommodation together with Male and Female WC facilities and a kitchen. The offices are arranged principally on the ground floor with a small first floor area comprising a private office/meeting area. Honeygreen Barn forms part of the Smithbrook Barns office complex, an exceptional and tasteful office development in a secure and landscaped environment. There are 9 designated car parking spaces allocated to Honeygreen Barn.

Honeygreen Barn provides a mixture of open plan and private office areas with many period features such as exposed beams, an inglenook fireplace, stone floors whilst modern amenities include emergency lighting with smoke detectors, an intruder alarm, ample power points and network cabling in addition to air conditioning and central heating via wall mounted oil fired radiators.

ACCOMMODATION:

Accommodation: (all areas are gross and internal)

Ground Floor Office 1	850 sq ft
Ground Floor Office 2	270 sq ft
Ground Floor Office 3	185 sq ft
Ground Floor Office 4	108 sq ft
First Floor Office	182 sq ft
Car parking	9 spaces in total

Subject to terms our client may consider splitting the accommodation into two separate parts.

TERMS:

The property is available on a new lease for a period to be agreed, the lease is to be granted outside the Landlord & Tenant Act (Sections 24-28).

RENT:

To be negotiated.

VAT:

VAT will be charged on the rent.

RATES:

Description:	Office & Premises
Rateable Value:	£18,500.00
Rates Payable:	£8,898.50 for the year 2014/15

SERVICE CHARGE:

Current estimate £8,800.00 per annum plus VAT to include electricity, landscape maintenance, water and sewerage charges.

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

Strictly by prior appointment through the joint sole agents



Westwood and Company

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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

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Energy Performance Certificate

Non-Domestic Building



Honeygreen Barn
Smithbrook
CRANLEIGH
GU6 8LH

Certificate Reference Number:

0294-2958-8130-6000-7903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150



Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	166
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	88.84

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

85 If typical of the existing stock