

Voted Best Commercial Agency – Surrey Property Awards 2012

SUPERB SELF-CONTAINED CHARACTER OFFICES

The Bothy – 1540 sq ft (143 sq m) approx

TO LET (New Lease) with 10 car spaces



THE BOTHY

SMITHBROOK BARNES • 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.

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

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DESCRIPTION: The Bothy provides a superb self-contained office that forms part of Smithbrook Barns, a 5 x unit development providing offices in a semi-rural environment with plentiful on-site car parking and in a secure gated environment. The Bothy comprises a modern office environment built in a period style comprising some 1,540 sq ft of office accommodation arranged to provide a mixture of open plan and private office areas. Additionally there are Male and Female WC facilities and a kitchen. Internally the offices are carpeted with plastered and painted walls, oil fired central heating via wall mounted radiators, Cat II and feature lighting, ample power points, an intruder alarm system and window blinds. Additionally there are 10 designated car spaces.

ACCOMMODATION: (all areas are gross internal)

Offices 1,540 sq ft (143 sq m) approx
Car parking 10 x car spaces

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: £29,500.00 per annum exclusive of Business Rates and Service Charge.

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 2014/2015

ESTATE SERVICE CHARGE: Full details upon application but the current estimate is £7,400.00 plus VAT per annum.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: Strictly by prior appointment through Joint Sole Agents:



Andrew Russell
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or

Rod Walmsley
rod@gascoignes.com



Mark Leah
mark.leah@hurstwarne.co.uk

or

Sam Gwinnell
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NOTE:

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Energy Performance Certificate

Non-Domestic Building



The Bothy
Smithbrook
CRANLEIGH
GU6 8LH

Certificate Reference Number:

0250-6976-0379-9650-7030

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 92

This is how energy efficient the building is.

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):	142
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	85.21

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

91 If typical of the existing stock