

## SELF-CONTAINED CHARACTER OFFICES

*1,312 sq ft (121.9 sq m) Approx: May Split*

**TO LET**

*(with 9 x car parking spaces)*



### THE OLD FORGE

**SMITHBROOK BARNs • HORSHAM ROAD • 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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## THE OLD FORGE

SMITHBROOK BARNES • HORSHAM ROAD • CRANLEIGH • SURREY • GU6 8LH

### DESCRIPTION:

The Old Forge comprises some 1,312 sq ft of office accommodation and is arranged in 2 distinct sections. The offices benefit from kitchen and WC facilities together with feature lighting, IT cabling, power sockets, Ceramic Tiles throughout and plastered and painted walls. Again, the environment would suit a modern office occupier seeking open plan offices in a self-contained environment with 9 demised car parking spaces.



### ACCOMMODATION:

(All areas are NIA and approx.)

**Ground Floor** 1,312 sq ft (121.90 sq m)

Office 1: 18'2" x 10'3"

Office 2: 18'9" x 14'4"

Office 3: 10'8" x 14'3"

Office:4 29'0" x 19'9"

Internal Storage: 8'4" x 8'8"

2 x w/c facilities plus kitchenette

**Total** 1,312 sq ft (121.90 sq m)



### OUTSIDE

Landscaped communal grounds and parking.

### AMENITIES:

- Gas central heating throughout
- Strip & spot lighting
- Good natural light
- Kitchenette
- Male/female w/c facilities
- Ceramic Floor Tiles throughout
- Ample power points

### TERMS:

The premises are available to be let as one office, on flexible lease terms, alternatively, our client may consider a split and carry out the necessary works to sub-divide, i.e. approximately 50/50% on a square foot division

### RENT:

**£18,500.00 per annum.**

### RATES:

Rateable Value: £20,000.00 per annum.

**Rates Payable: £9,820 per annum approx.**

### NOTE:

**Your Business may be entitled to some form of Small Business Relief.**

### VAT:

The premises are elected for VAT.

### LEGAL COSTS:

Each party to bear their own legal costs.

### VIEWING:

Strictly by prior appointment through **Sole Letting Agents:**



Andrew Russell or Rod Walmsley  
*andy@gascoignes.com* *rod@gascoignes.com*

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#### NOTE:

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