

SELF-CONTAINED OFFICES

From 104 sq m (1,119 sq ft) to 213 sq m (2,292 sq ft) approx.
with 10 designated car spaces plus overflow

TO LET (in whole or part)



**UNIT 5 • BIRTLEY COURTYARD • BRAMLEY
GUILDFORD • 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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DESCRIPTION:

Unit 5 forms part of Birtley Courtyard, a scheme of refurbished office barn conversions centred around an enclosed courtyard. The subject office provides a mix of open-plan and cellular offices arranged on two floors together with a small kitchenette, male/female w.c. facilities and meeting rooms. Overall, the unit boasts plentiful character internally and externally.



ACCOMMODATION:

(All areas are GIA and approx.)
The premises are arranged as follows:

Lower Ground Floor : 104 sq m (1,119 sq ft)
Ground Floor: 109 sq m (1,173 sq ft)
Total: 213 sq m (2,292 sq ft) approx



NOTE: Our client will consider leasing the property in part, (floors) or in its entirety.

AMENITIES:

- Landscaped courtyard setting
- Fire/Intruder alarm
- Feature lighting
- Gas fired heating via radiators
- Male /Female WC facilities
- 10 designated car spaces plus overflow parking area
- Electrical and Data trunking
- Double glazed windows
- Exposed timber beams
- Kitchenette

VAT:

All prices referred to within these details do not include VAT, which may be chargeable.

BUSINESS RATES:

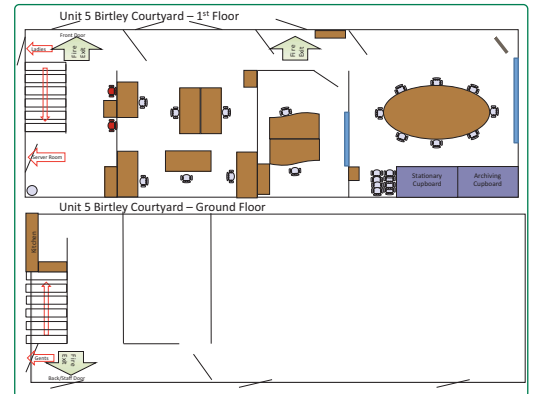
Rateable Value: Details up on application.
Rates Payable: Details up on application.

LEGAL COSTS:

Each party to bear their own professional and legal costs.

VIEWING:

The premises are available to view strictly by prior appointment through the **Sole Agents:**



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NOTE:

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