

SUPERB SELF-CONTAINED OFFICE

425 Sq ft (39 sq m) approx

FOR SALE - FREEHOLD



**UNIT 1 • 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/Horsham Road. In turn, this provides access to the A3 (London to Portsmouth Road) which can be accessed at either Godalming or Guildford. Rail communications are good with both Guildford and Godalming Mainline Stations providing a fast and regular service to London (Waterloo). Additionally Bramley Village Centre is approximately 1½ distant providing neighbourhood shopping facilities and amenities.

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DESCRIPTION:

The subject property comprises a relatively small office extending to some 420 sq ft of gross internal office accommodation including WC and Tea Station facilities. The property forms part of any office development of 8 self-contained offices comprising new offices and fully refurbished barn conversions, some of which are listed; all of the buildings are grouped around an enclosed courtyard. The scheme was developed in 1997 by Crownhall Estates.



The property is one of the smallest office on the estate being of part timber frame construction with brick elevations beneath a hipped and pitched clay tiled roof. Internally the premises provide fair natural light a small kitchenette, W.C. facilities, feature lighting, emergency and fire alarm systems and electric storage heating. There is designated car parking for 2 x cars plus visitor car parking.

NOTE: In addition to the subject property, the owners of the Courtyard also own the adjacent land which extends to some acres approx. It is understood that the buyer of the subject property or indeed any building forming part of the Birtley Courtyard complex will be obliged to acquire a due share of the subject land which we are advised is 1/7th.

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

Ground floor - 420 sq ft (39 sq m)

Outside - Car parking for 2 cars

AMENITIES:

- Attractive Period style Self-Contained Office
- Freehold Title
- Designated car parking (2 x spaces + visitor car parking)
- Landscaped Courtyard
- Accessible location fronting A281
- Close to Guildford and Godalming

TERMS:

The property is available Freehold with full vacant possession upon completion of all legal formalities.

PRICE:

£215,000.00 Freehold.

VAT:

VAT will not apply to the sale price.

BUSINESS RATES:

Rateable Value - £7,900.00 described as 'Offices and Premises'.

NOTE: Given the Rateable Value is below the Government threshold of £12,000.00, Business Rates may not be payable. Applicants are however obliged to make their own enquiries with Waverley Borough Council, the relevant charging authority.

LEGAL COSTS:

Each party to bear their own Professional and Legal costs.

VIEWING:

Strictly by prior appointment through the Sole Agents although prospective purchaser are able to inspect externally without a prior appointment.



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NOTE:

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