



REFURBISHED PERIOD OFFICE BUILDINGS

with PARKING

750 - 1,615 sq ft approx.

FOR SALE [FREEHOLD] or TO LET



STERLING BARNs

KNOWLE LANE • CRANLEIGH • SURREY GU6 8JP

LOCATION:

Cranleigh is located approximately 35 miles southwest of Central London, 8 miles southeast of Guildford and 25 miles from the south coast and is a popular shopping area with good vehicular access. Road communications are reasonably good, being a short distance (1 mile approx.) from the A281 (Guildford Road), which in turn provides access to the A3; which provides direct access to London (50 minutes) and the M25 Orbital Motorway (jnc 10 Wisley).

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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

STERLING BARNs

KNOWLE LANE • CRANLEIGH • SURREY GU6 8JP

DESCRIPTION:

Sterling Barns is a development of refurbished period office buildings centred around an enclosed courtyard. The former farm buildings have been refurbished to the highest standard yet retaining the original character of each building.

All of the offices are set around a landscaped central area. Individual offices are single or two storey, each with allocated car parking in addition to visitors parking.



ACCOMMODATION:

	BUILDING	SIZE (SQFT) GIA	PARKING
	Unit 1	865	3
	Unit 2	750	3
SOLD	Unit 3	1,071	3
SOLD	Unit 4a/4b	1,542	6
SOLD	Unit 5	632	2

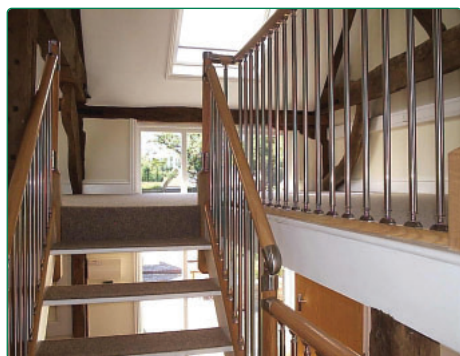
AMENITIES:

- Landscaped courtyard setting
- Kitchenette and toilet facilities
- CAT II and feature lighting
- Air Conditioning
- Perimeter trunking
- Zoned Intruder Alarm System

TERMS:

Each office building is available on a Freehold basis or To Let on a new lease.

RATING ASSESSMENT: To be advised.



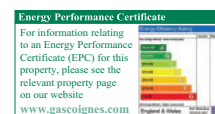
VIEWING:

Strictly by prior appointment through the Sole Agents:-



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com



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

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

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