

PROPERTY TYPE
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **The Granary**
Brewer Street, Bletchingley, Surrey, RH1 4QP



**ATTRACTIVE FIRST
FLOOR OFFICE SUITE
TO LET**
67.4 SQ M (725 SQ FT)

- Rural Location
- On site car parking
- Oil Fired Central Heating
- First Floor Suite

Viewing by appointment

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Location

The property forms part of Brewerstreet Farm which is located a short distance to the north of Bletchingley on one of the link roads to Caterham and can be accessed from the main A25 either along Church Lane, Little common Lane or Big Common Lane. (NB: commercial vehicles are recommended to take the Church Lane access which is wider and has numerous passing bays).

Access to the motorway network is either via junction 6 of the M25 at Godstone or Junction 8 at Reigate. Alternatively it is possible to access the M23 at Merstham.

Description/Accommodation

The Granary is an attractive conversion of an agricultural building which retains a number of its original features. The interior has been modernised to create excellent quality office space. We are offering first floor office that benefits from full network cabling and Catt II lighting. Also included is the use of separate ground floor male and female w/c's. Three parking spaces are included.

Internal Area

Net internal areas as follows:

First Floor	67.4 sq m	725 sq ft
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Terms

A Lease or Licence is available for a term to be agreed at a rent of £17,000 per annum. This is to include insurance, maintenance, all utilities and business rates. The tenant will be responsible for telephone and internet costs.

Business Rates

Business Rates are included within the Rent.

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Awaiting Energy Performance Certificate.



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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