





## Self contained offices.

- Grade II Listed Converted Barns
- Ample parking



## Location

Birtley Courtyard is located on the edge of Bramley, within an Area of Outstanding Natural Beauty and just 5 miles south of Guildford. Prominently positioned on the A281 Guildford–Horsham Road, it offers excellent road connectivity, while Shalford station, only 2 miles north, provides direct rail links to Guildford, London Waterloo, Reading, and Gatwick.

## Description

Located in a picturesque courtyard in Bramley, Surrey, these self-contained office suites form part of an 18th Century agricultural building. The space offers open-plan offices with exposed oak joinery, full-height glass partition doors and A/C with multiple access points. The suites also benefit from perimeter trunking, gas central heating, and LED tube lighting.

Additional features include a communal kitchen, WCs, and on-site parking.

## Accommodation

Name	sq ft	sq m	Availability
Ground	501.28	46.57	Available
Total	501.28	46.57	

## Terms

New Lease

## Rent

£11,000 per annum Exclusive of service charge.

## Rates and Charges

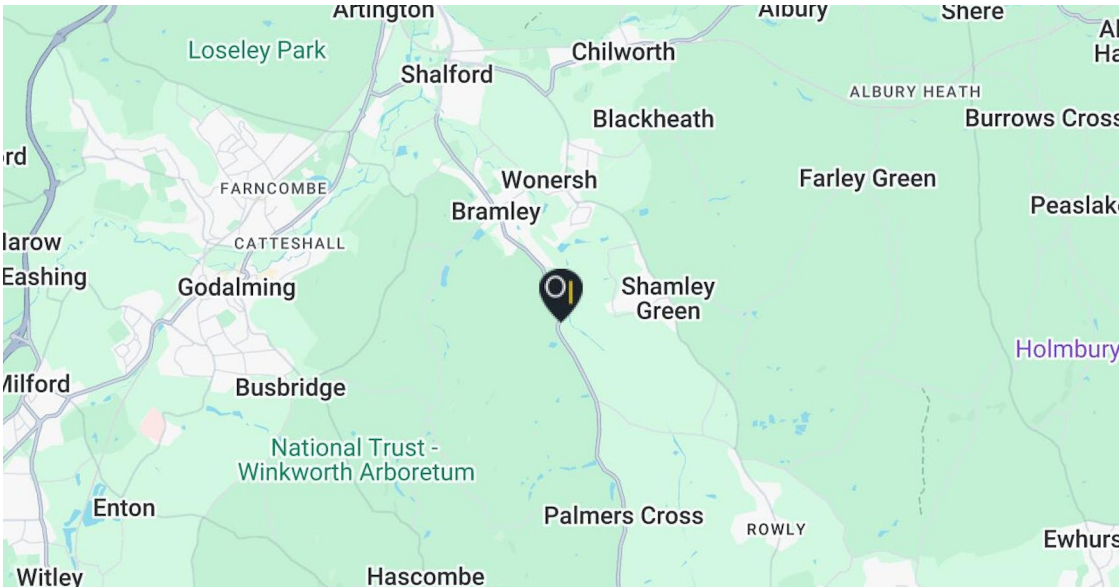
Rateable value to be assessed.

## EPC

To be assessed

## Legal costs

Each party to bear their own legal costs incurred in the transaction.



## Contact

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