

# Astra House

The Common, Cranleigh, Surrey GU6 8RE



*flexible business space on affordable terms*

*More than 20 office units from approx 95 sq ft and four light industrial/warehousing units from approx 1,300 sq ft with ample parking. Available individually or as combined suites*

Refurbished to a high specification and providing flexible workspace on easy letting terms, Astra House is conveniently situated on the outskirts of bustling Cranleigh centre, less than 20 minutes' drive from Guildford, Godalming, Horsham and Dorking. This is an ideal opportunity to rent modern business premises boasting plentiful off-street parking.

# Astra House

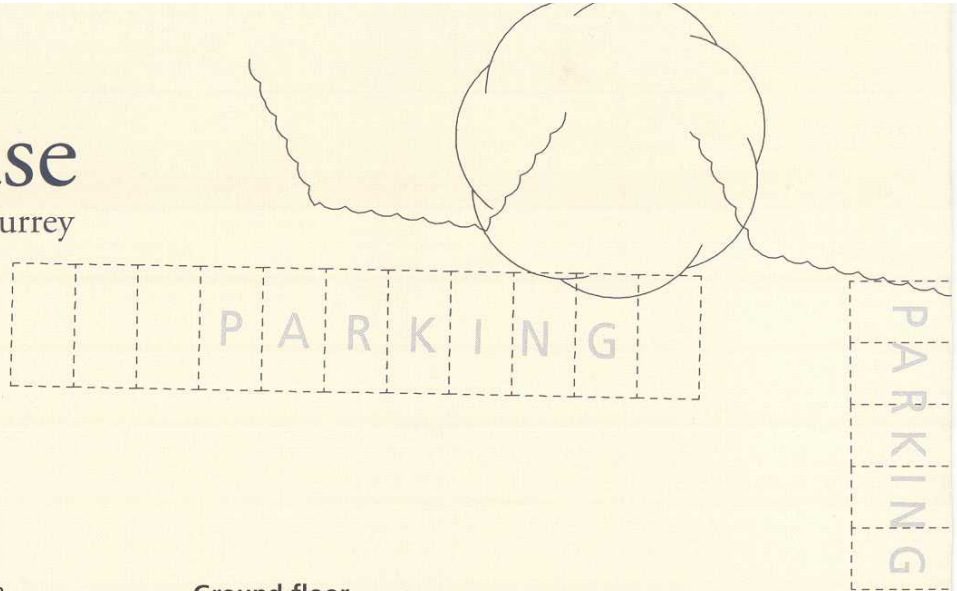
The Common, Cranleigh, Surrey

Office units benefit from:

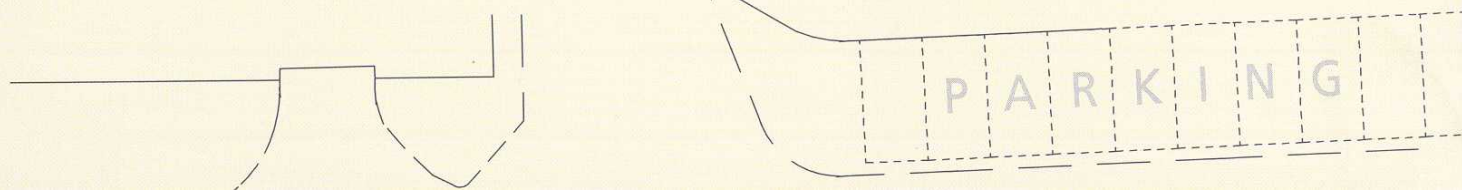
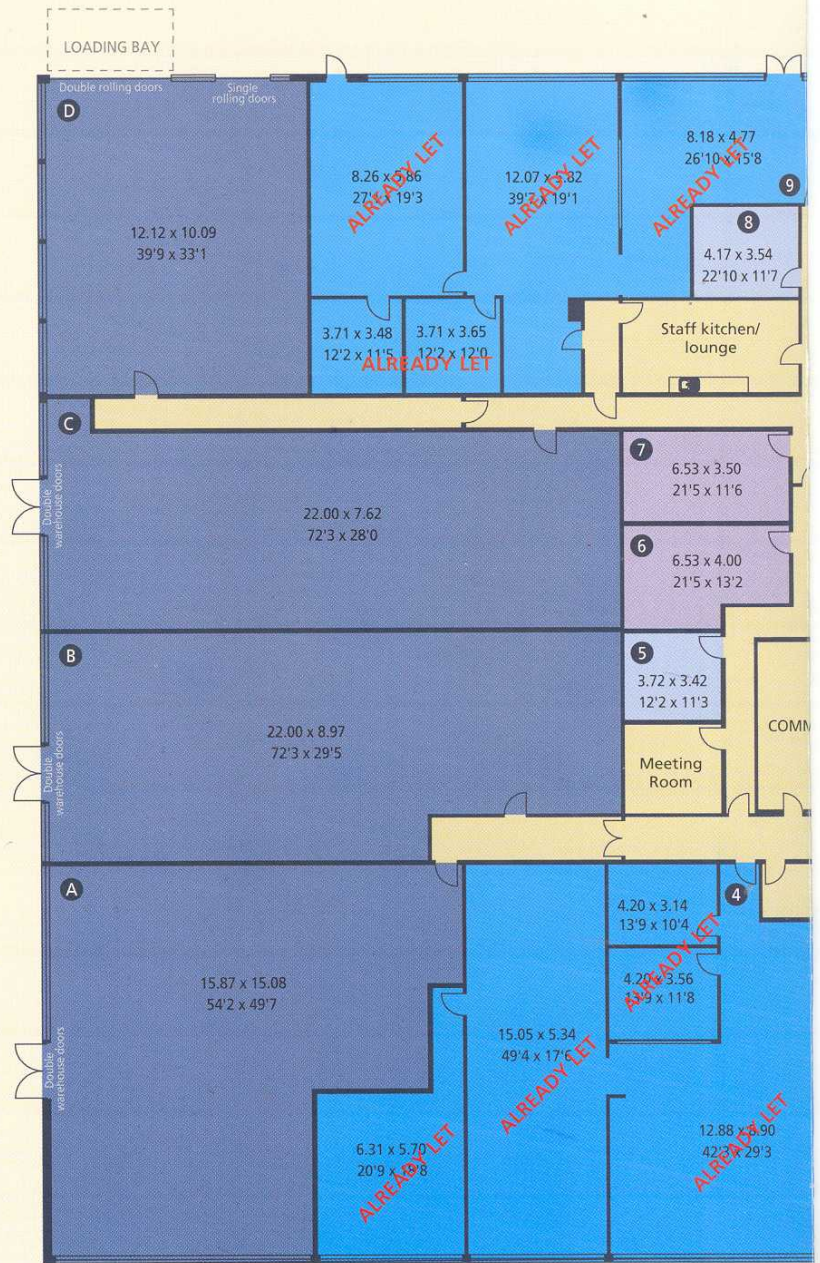
- \* full central heating
- \* double glazing (to most units)
- \* cat II lighting
- \* perimeter trunking
- \* state-of-the-art telephony system
- \* fire alarm system
- \* burglar alarm system
- \* access to broadband (inc VOIP)
- \* Astra House name board listing all units
- \* individual unit name plate
- \* entry phone system
- \* car parking
- \* convenient central location

Light industrial/warehousing units benefit from:

- \* double external doors allowing access for loading/unloading
- \* double glazed window units
- \* lighting
- \* state-of-the-art telephony system
- \* fire alarm system
- \* burglar alarm system
- \* access to broadband (inc VOIP)
- \* Astra House name board listing all units
- \* individual unit name plate
- \* entry phone system
- \* car parking
- \* convenient central location



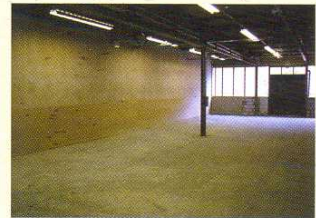
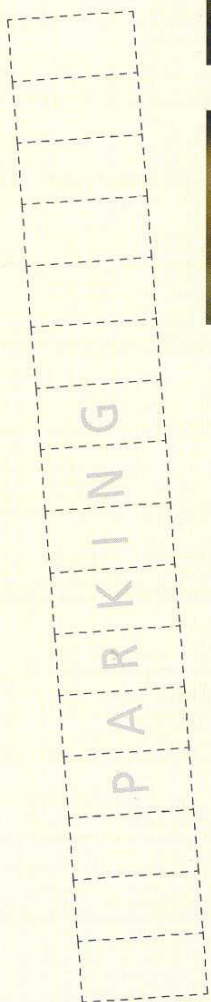
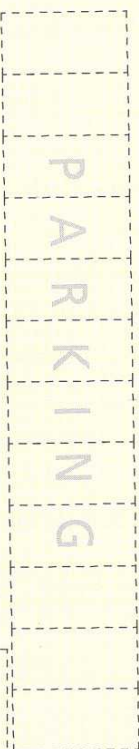
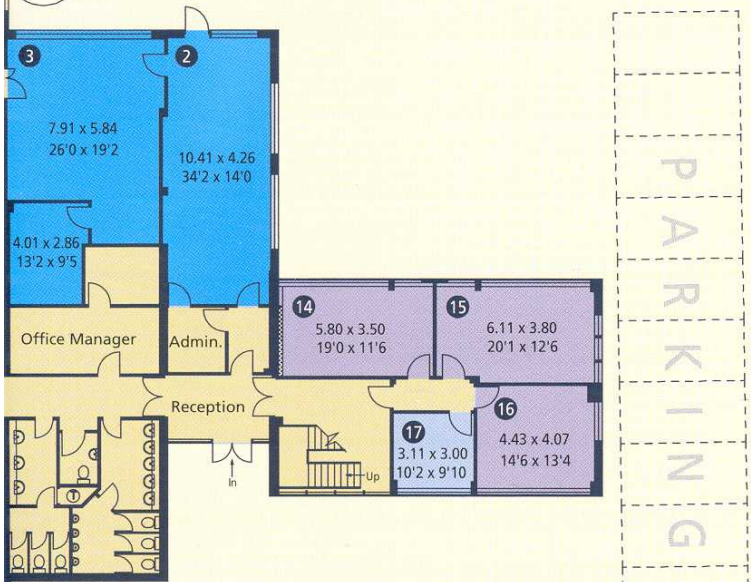
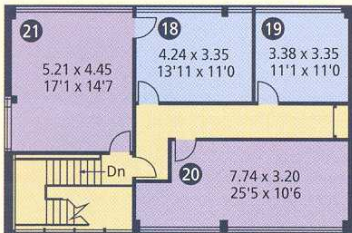
## Ground floor



# KEY

- Small offices (1-2 people):  
units 5, 8, 17, 18 & 19
- Medium offices (2-3 people)  
units 6, 7, 14, 15, 16, 20 & 21
- Large offices (5-10 people)  
units 2, 3, 4 & 9
- Warehouse/Industrial units  
units A, B, C & D

## First floor



## Convenient location

Careful design and attention to detail ensure that Astra House will make a popular base for businesses wishing



to rent premises conveniently located in England's largest village. This newly refurbished business

development is situated just off the main Guildford to Cranleigh road, within walking distance of the excellent shops and other amenities of the bustling village centre.



## Dedicated car parking

Parking at Astra House is easy for both staff and customers. The ample grounds surrounding the building offer a total of 76 shared parking spaces.

## Directions

Astra House, The Common, Cranleigh, Surrey GU6 8RE is easy to reach, being located just off the main road north out of Cranleigh centre and well signposted. The entrance is found by taking the turning in front of The Cranley Hotel.



## Excellent road and rail links

Transport links are excellent with the towns of Guildford, Godalming, Horsham and Dorking all accessible by road in around 20 minutes. The nearby A3 London to Portsmouth road links northbound to London (49 miles) and the M25, and southbound to Petersfield (34 miles), Portsmouth (51 miles) and the M27. Guildford station provides frequent fast services (London Waterloo in 35 minutes), and both Heathrow and Gatwick airports are within easy reach.

## Modern communal facilities

Astra House is well equipped to meet contemporary business requirements. In addition to ample off-street parking, you will benefit from the use of modern, well maintained male, female and disabled toilet facilities, and a comfortable kitchen/rest area with TV, vending machines, and complimentary tea and coffee. The reception area is managed by the dedicated Astra House professional administrator, working full time (Monday to Friday, normal office hours) to receive mail/deliveries and welcome visitors. A meeting room seating up to eight people is available free of charge – bookable through the reception service.

## Flexible terms

Whether you want a single small office or a spacious suite, with or without light industrial/warehousing facilities, you will find Astra House offers affordable business space. Rental terms are flexible to suit tenant's requirements. All specified facilities are provided for one simple monthly standing order payment. Terms include rates, heating, lighting, insurance, and cleaning of communal areas (VOIP access extra). Scalable telephony solutions are sourced through our preferred supplier. For your convenience, cleaning of your rented unit(s) can also be arranged.

For further details please contact your marketing agent.



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