

**6,284 SQ FT (583.8 SQ M)**  
**RURAL STORAGE BARNES TO LET**



**OTHER UNITS AVAILABLE FOR RENT**

**UNITS 1 – 3 GATE STREET YARD**  
**GATE STREET**  
**BRAMLEY**  
**SURREY**  
**GU5 0LR**

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Residential / **Commercial** / Rural / Development / Auctions

## **LOCATION**

Gate Street Barn is located in a rural setting between the villages of Bramley and Alfold. The A281 with its fast and direct links to Guilford (6.4 miles northwest) and wider road network is located approximately 1 mile to the southeast of the property. Please Note: not all SatNavs are accurate; the property's exact location can be identified through "what3words" reference ///bother.mouth.model

Gate Street due to its narrowness is not suitable for commercial vehicles in excess of 18 tonnes.

## **ACCOMMODATION**

Gross Internal Area 6,284 sq ft (583.3 sq m)

The accommodation is divided into two parts, the larger part comprising Units 2 and 3 are interconnected by ramp.

Note: We are also marketing Units 6 & 7 which offer 900 sq ft – further details available on request.

## **PROPERTY FEATURES**

- Integral office accommodation
- Good natural lighting to warehouse
- Eaves height from 3.3m to 3.7m
- 3x timber framed loading doors

## **RENT**

£50,250 + VAT per annum exclusive, payable monthly in-advance by bank Standing Order.

## **TERMS**

The property is available for rent upon a simple tenancy agreement for a term to be agreed. The agreement is written for easy reading and quick occupation. A deposit equivalent to two months' rent will be required. The tenancy will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II). There is a charge of £250.00 plus VAT payable to cover the administrative costs of preparing and completing the tenancy agreement.

## **BUSINESS RATES (2026/2027 FINANCIAL YEAR)**

To be confirmed. Further details on request.

## **VIEWING ARRANGEMENTS**

Strictly by appointment through SOLE LETTING AGENT'S  
Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

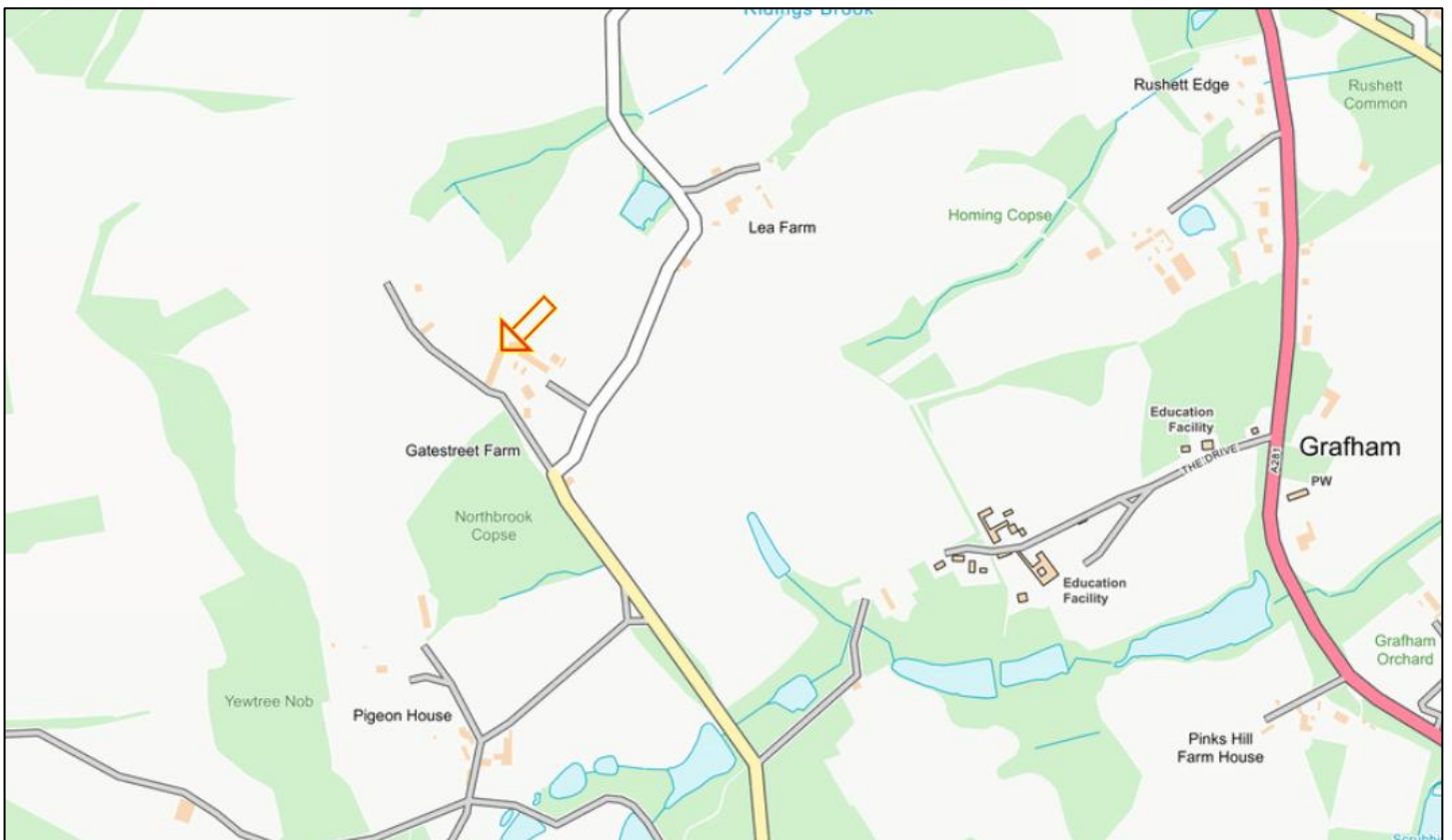
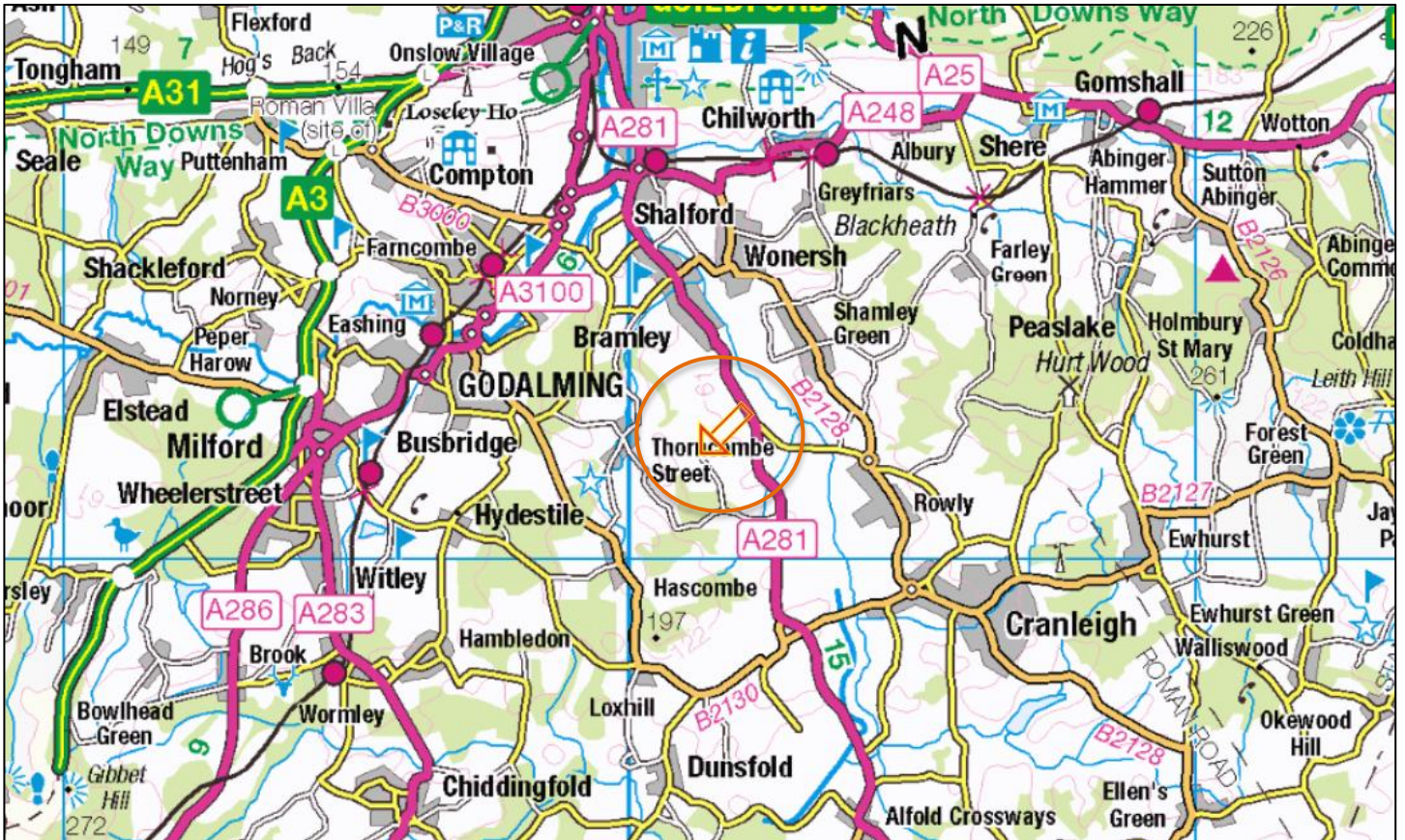
## **CONTACT**

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## LOCATION MAPS – NOT TO SCALE



**Agent's Notice** – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves regarding each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.