

2,364 SQ FT (219.6 SQ M)
RURAL STORAGE BARN TO LET



OTHER UNITS AVAILABLE FOR RENT

UNIT 1 GATE STREET YARD
GATE STREET
BRAMLEY
SURREY
GU5 0LR

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

LOCATION

Gate Street Yard 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 2,364 sq ft (219.6 sq m)

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
- 3.3m eaves height (5.6m ridge height)
- Timber framed loading doors

RENT

£20,000 + 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

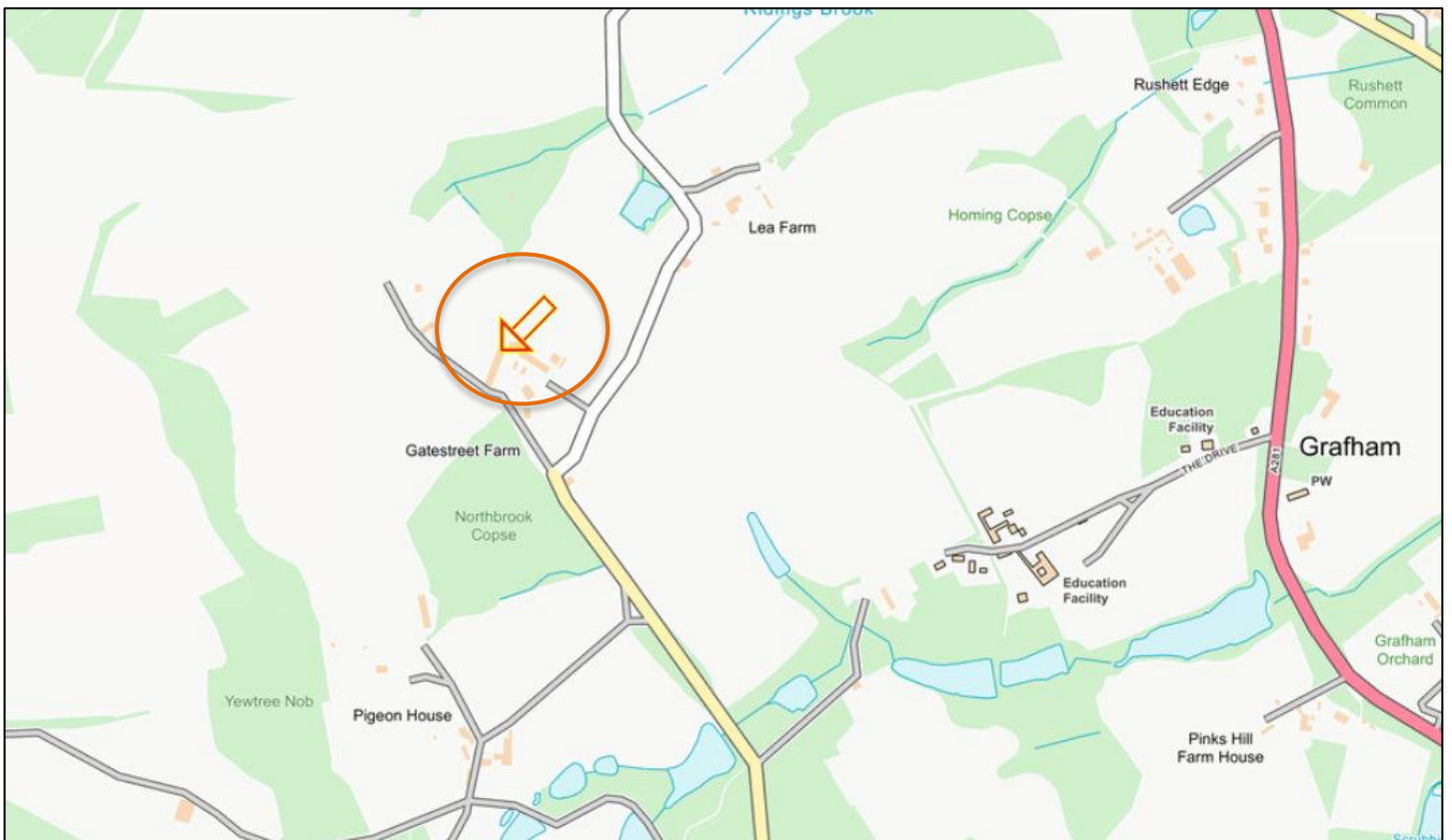
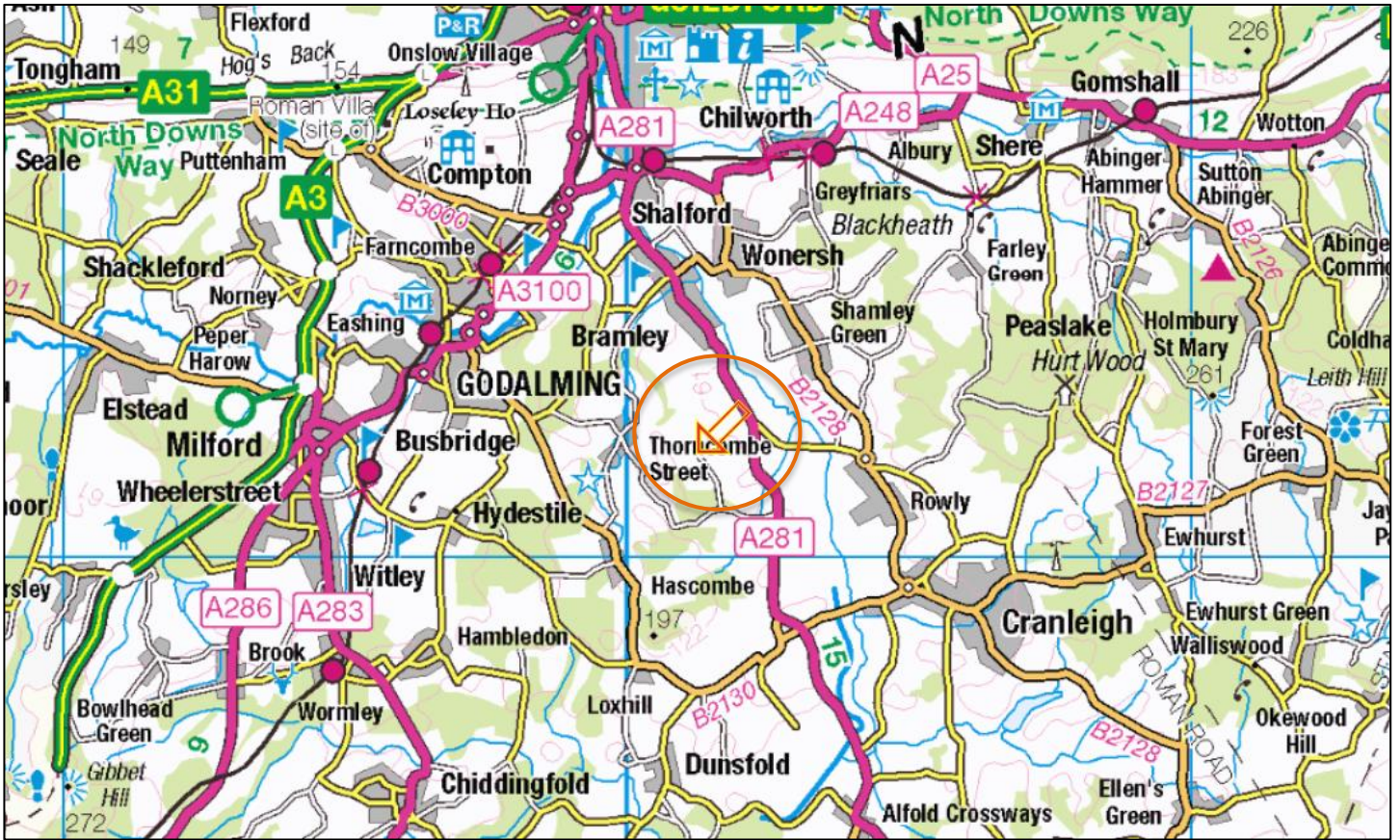
CONTACT

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LOCATION MAPS – NOT TO SCALE



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