

OLD BEAVER DEPOT

BIRTLEY ROAD | BRAMLEY | GUILDFORD

GU5 0LA



WORKSHOP / WAREHOUSE UNIT PLUS YARD

TO LET - 3,000 SQ FT (278.71 SQ M)

OLD BEAVER DEPOT

BIRTLEY ROAD | BRAMLEY | GUILDFORD | GU5 0LA

hurstwarne.co.uk

KEY BENEFITS

- Extensive Yard (up to 0.73 acres)
- B2 / B8 Use Class
- HGV access
- Ground and first floor offices
- Roadside location
- Secure site
- 5.7 eaves height
- Roller shutter door

LOCATION

Positioned on the A281, Beaver depot provides quick access to Guildford (approx. 10 minutes by car), Godalming and Horsham. The nearby A3 connects directly to the M25 (J10) providing easy access to London, Gatwick and Heathrow airports, as well as the south coast.

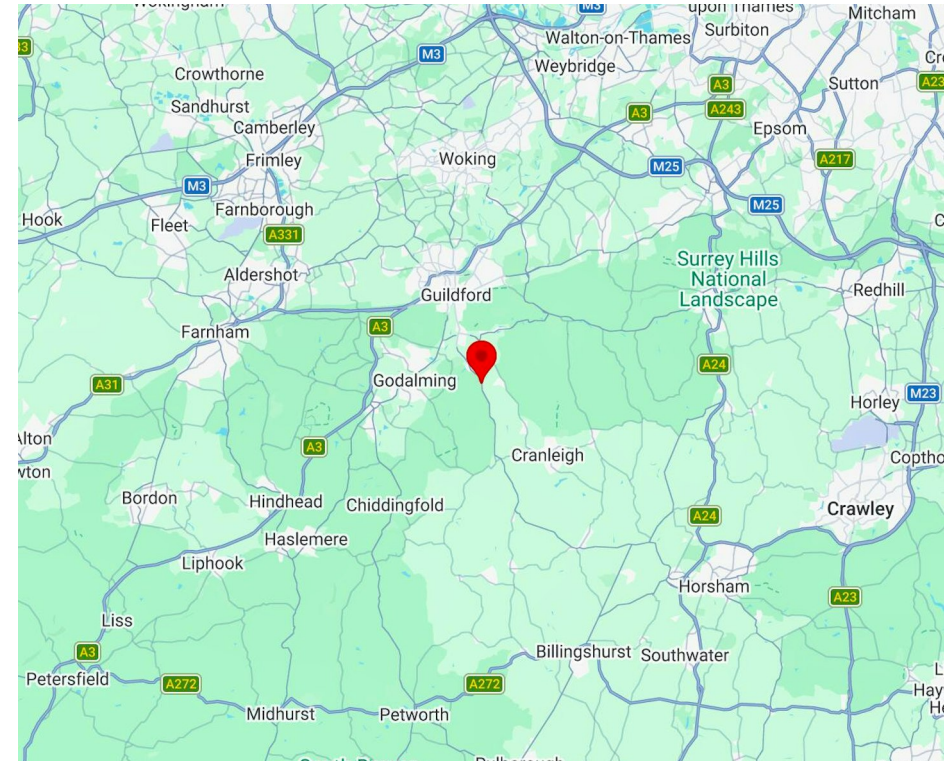
Bramley village is nearby offering local amenities, while Guildford itself provides a wide range of retail, leisure and business facilities. Guildford mainline station offers frequent trains to London Waterloo (35-minutes).

DESCRIPTION

The Old Beaver depot offers a detached warehouse (circa. 3,000 sq ft) with first and second floor offices and an extensive yard area. The secure site benefits from excellent prominence to main road (A281) with good access for HGV's.

The warehouse space has a min 5.7m eaves, with an electric roller shutter door opening up onto the storage yard. The offices have suspended ceilings with lighting and comfort cooling/heating units. There are existing partitioned offices/meeting room and a kitchen/break out area. Externally there is security lighting around the building.

The site's yard space and infrastructure make it attractive for logistics operators and trade occupiers seeking a well connected base in Surrey.



OLD BEAVER DEPOT

BIRTLEY ROAD | BRAMLEY | GUILDFORD | GU5 0LA

[VIEW WEBSITE](#)



hurstwarne.co.uk

SUMMARY

- Rent: Rent on application
- Available Size: 3,000 sq ft
- Rates Payable: On application
- EPC: On application



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	3,000	278.71	Available
TOTAL	3,000	278.71	

VIEWINGS & INFORMATION



Peter Richards

T 01483 388800

M 07803 078011

E peter.richards@hurstwarne.co.uk

Tirion Llewelyn



T 01483 388800

M 07516 690873

E tirion.llewelyn@hurstwarne.co.uk

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25

