



ASTRA HOUSE, THE COMMON, CRANLEIGH, SURREY, GU6 8RZ

- **SERVICED OFFICES & INDUSTRIAL UNITS TO RENT**
- **AFFORDABLE INCLUSIVE RENTS AND FLEXIBLE TERMS**
- **FREE PARKING**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Astra House is in a convenient location in Cranleigh village within walking distance of the High Street. Cranleigh is about 8 miles from Guildford and 11 miles from Horsham.

Description

Astra House business centre comprises high quality serviced offices and warehousing space. There are newly renovated offices available from 156 sq ft to 300 sq ft and a range of warehouse unit sizes available from 350 sq ft.

Office Facilities:

- Ample free parking and security
- Advanced IT and Telecoms supported by CAT 5 cabling
- Secure entry phone system
- Personal signage
- Free use of the meeting room
- Lounge and kitchen facilities
- Free tea and coffee
- Cleaning of common areas and offices
- On site management

Warehouse facilities:

- A range of unit sizes from 350 sq ft
- Double external loading / unloading doors
- Secure entry phone system
- Free on site parking
- Telephony and IT connection
- Security system
- Use of lounge and kitchen facilities

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

Terms

The licence fee includes rates, heating, lighting, utilities, insurance, free parking, and free use of meeting room and lounge facilities.

Flexible terms available. The minimum occupancy is 3 months with two months' notice period.

Availability

Please contact us for an up to date availability schedule.

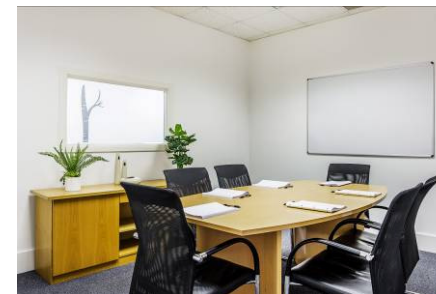
VAT

The monthly licence fee is subject to VAT.



EPC

The EPC rating is E - 124



STRICTLY BY APPOINTMENT WITH LETTING AGENTS

TIM SHEPHERD
01403275275 or 07921056072
tshepherd@colyercommercial.co.uk

JO PARRY
01403275275
jparry@colyercommercial.co.uk

Colyer Commercial
CONSULTANT SURVEYORS
01403 275275
www.colyercommercial.co.uk