

PART FIRST FLOOR

92-94 CRANLEIGH HIGH STREET | CRANLEIGH
GU6 8AJ



PART FIRST FLOOR OFFICE

TO LET - 1,207 SQ FT (112.13 SQ M)

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KEY BENEFITS

- Open-plan layout with meeting room
- Kitchen
- Shared WC facilities
- Air conditioning
- LED lighting
- 5 allocated parking spaces

LOCATION

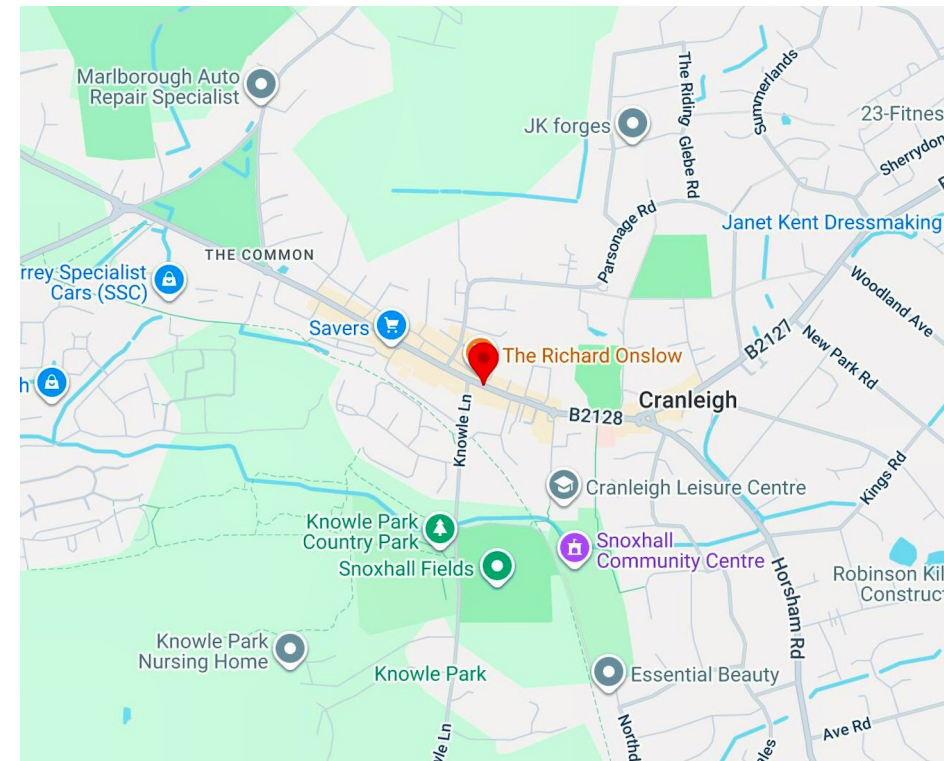
The office is located on Cranleigh High Street, approximately 10 miles from Guildford. It's location benefits from a central position along Cranleigh High Street, offering excellent access to local amenities, including M&S and Sainsburys.

The area also benefits from good road connections via the A281, providing access to the A3 and surrounding towns. There is also regular bus services connecting Cranleigh to Guildford; mainline rail services are available from Guildford with direct links to London Waterloo (35 minutes).

DESCRIPTION

The subject property comprises of first-floor office space, accessed directly from Cranleigh High Street via a shared entrance with the adjacent dental practice. The space is predominantly open plan, with a partitioned meeting room to the far end, as well as a kitchen area and separate storage room. Communal WC facilities are located on the first-floor landing and are shared with the dental practice.

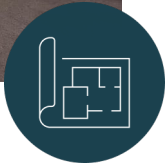
The office benefits from a central position along Cranleigh High Street, offering excellent access to local amenities. In addition, there are five allocated parking spaces to the rear of the property within the M&S car park.



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VIEW WEBSITE



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
1st - Part first floor office	1,207	112.13	Coming Soon
TOTAL	1,207	112.13	

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SUMMARY

- Available Size: 1,207 sq ft
- Rates Payable: £9,288 per annum
- Service Charge: £4,770 per annum
- EPC: B (32)



VIEWINGS & INFORMATION



Tirion Llewelyn
T 01483 388800
M 07516 690873
E tirion.llewelyn@hurstwarne.co.uk

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