

*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## SELF-CONTAINED OFFICE PREMISES

*with 1 PARKING SPACE*

**TO LET (NEW LEASE)**

*1,110 sq ft (103 sq m) net approx.*



### 1 HURST COURT

**HIGH STREET • RIPLEY • WOKING • SURREY • GU23 6AZ**

#### LOCATION:

Ripley is a popular residential and business location, part of which is a designated conservation area. It is well located for access to Guildford, Woking and Cobham all of which are approximately 4 miles distant. Communications are therefore excellent with access to Junction 10 of the M25 Motorway approximately 2 miles distant via the Ripley Junction of the A3 (London to Portsmouth Road).

Main line rail services are available at nearby West Clandon and East Horsley, both of which provide a commuter service to London (Waterloo). More frequent services are available at nearby Byfleet and Woking.

There are local shops and amenities within walking distance.

# 1 HURST COURT

HIGH STREET • RIPLEY • WOKING • SURREY • GU23 6AZ

- DESCRIPTION:** The premises are situated to the rear of Hurst House, which is situated on the south side of Ripley High Street and provide circa 1,110 sq ft of accommodation, together with kitchenette area and w.c facilities.
- The accommodation is principally open-plan, together with a small partitioned office and storeroom.
- ACCOMMODATION:** Main open plan office  
Kitchenette  
W.C. facilities
- Total net area 1,110 sq ft [103 sq m]**
- AMENITIES:**
- Recessed lighting
  - Gas-fired central heating
  - Burglar alarm system
  - Window blinds
  - One parking space
- LEASE TERMS:** A new lease for a term to be agreed.
- RENT:** **£15,000.00 per annum exclusive.**
- EPC:** See attached.
- BUSINESS RATES:** Interested parties should make their own enquiries with the relevant local authority.
- VAT:** The premises are not elected for VAT.
- LEGAL COSTS:** Each party to bear their own legal and professional costs.
- VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:**



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**NOTE:**

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# Energy Performance Certificate

Non-Domestic Building



1 Hurst Court  
High Street  
Ripley  
WOKING  
GU23 6AZ

Certificate Reference Number:  
9164-3062-0487-0200-9525

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 98

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	106
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	89.19
Primary energy use (kWh/m <sup>2</sup> per year):	512.84

## Benchmarks

Buildings similar to this one could have ratings as follows:

25

If newly built

72

If typical of the existing stock