

SALE OF FREEHOLD



CLASS E PREMISES

SELF-CONTAINED (CLASS E) PREMISES

WITH 5 DESIGNATED CAR SPACES

1,512 sq ft (140.50 sq m)

FOR SALE FREEHOLD)



UNIT 5 • BAKERSGATE COURTYARD • PIRBRIGHT • SURREY • GU24 0NJ

LOCATION:

The property is situated off of Ash Road Pirbright and forms part of a Courtyard Development comprising new and refurbished offices.

Pirbright offers limited local services and amenities but Knaphill, within 2 miles, provides a range of retail, business and community leisure uses. These include a bank, supermarket, restaurants, a library and ancillary business services, albeit a wider range of amenities and facilities are available at Woking and Guildford.

Road communications are good with access to the A3 [London to Portsmouth Road] at Guildford and the M3 [junct 3] at Lightwater [within 5 miles to the north], both of which provide links to the M25 London Orbital Motorway and the national motorway network.

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LOCATION (*cont'd*): Rail services are available at Brookwood mainline station, which is approximately one mile distant and provides a fast and regular service to London (Waterloo station) in approximately 35 minutes.

DESCRIPTION: The property is presented in excellent decorative order and comprises a semi-detached Business space that forms part of an exclusive Business Development of just 7 owner occupied properties, on the edge of Pirbright Village.

Surrounded by beautifully maintained gardens, with 4 x allocated parking spaces, but also with ample guest parking on site this unit comprises the central and largest section of a converted barn. The ground floor is divided into a front reception or gallery area with guest WC and staircase to first floor. The second part of the ground floor provides office and kitchen/ staff areas with kitchenette including fridge and dishwasher and access to a second WC - with disabled access. The first floor is arranged in broadly open-plan format which benefits from original exposed beams and dual aspect windows providing excellent natural daylight, this area might be suitable for an assortment of uses whether Office, Studio or Workshop, in essence, a flexible area. Features of the original brickwork adds to the character of these areas whilst space heating is provided by way of gas fired central heating serving, the external/communal area

The communal areas are managed by the Owners Management Company ensuring that all areas of the car parking and gardens are kept to the highest standards. The property is served by a local bus services and main line trains at Brookwood Station.



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ACCOMMODATION: (All areas are Net internal and approximate)

The accommodation is arranged to provide the following floor areas, broadly arranged over the 2 x floors:

Total: 1,512 sq ft (140.50 sq m) approx.

AMENITIES:

- Kitchen/W.C. Facilities
- Gas Fired Central Heating
- Ground Floor - Carpeted
- First Floor - Exposed Wooden floor
- Ample Power Points
- 5 Car Parking spaces

EPC:

The Property has an EPC Rating of C.

PRICE:

£495,000.00 to exclude Business Rates.

BUSINESS RATES:

Description: 'Offices and Promises'

Rateable Value: £18,500.00

Description: 'Car parking spaces'

Rateable Value: £ 800.00

Rates payable: £ 9,630.00 per annum approx.

VAT:

The premises are/are not elected for VAT.

LEGAL COSTS:

Each party to bear their own professional and legal costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Andrew Russell
andy@gascoignes.com

Rod Walmsley
rod@gascoignes.com

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NOTE:

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