

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

SELF-CONTAINED OFFICES

with PARKING FOR 10 CARS

Approx: 2,115 sq ft (196.49 sq m)

TO LET – LEASE ASSIGNMENT



FOREST VIEW

LONG REACH • OCKHAM • SURREY • GU23 6PG

LOCATION:

Ockham is a small, historic village situated in the Surrey commuter belt, just beyond the M25 perimeter. Road communications are extremely good with A3[London to Portsmouth Road] 1 mile to the west and Junction 10 M25 2.5 miles to the north. The property is situated in Long Reach (a country lane heading towards West Horsley), roughly, 1 mile south of Ockham Village in a rural setting comprising, largely, open fields and paddocks with farm cottages, houses and buildings.

FOREST VIEW

LONG REACH • OCKHAM • SURREY • GU23 6PG

DESCRIPTION:

The property comprises of a recently built oak framed single storey detached office building in a plot extending to just over an acre, the approach from Long Reach is via a gravel drive leading to car parking area with space for 10 plus cars, additionally there is rear garden, sun terrace with views across open countryside including the paddocks adjacent. Internally the office accommodation provides a mixture of open plan and cellular offices, IT suite and ancillary areas.

The premises would be eminently suitable for a range of Businesses including Professional, Marketing/PR or IT based companies.

AMENITIES:

- 10 plus car spaces.
- Timed electric entrance gate.
- Open plan and private offices.
- Fire and burglar alarms.
- Male & Female (with shower) WC facilities.
- External sun terrace/decking.
- Security video.
- Oak frame building.
- Under floor heating.
- Full broadband connection.
- Feature lighting.
- Fully fitted kitchen.

ACCOMMODATION: Net Office Area - 2115 sq ft approx

Externally at the rear of the building there are three separate decking/veranda areas, with views leading to the garden which is laid to lawn.

LEASE TERMS:

The property is available to let by way of lease assignment, under a Fully Repairing & Insuring Lease dated 06 February 2009, outside of the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Section 24 – 28) having 4 years remaining at a passing rent of £48,000.00 per annum exclusive. Alternatively our client may consider granting a new lease, subject to status and lease terms.

RENT:

£48,000.00 per annum exclusive.

RATES:

Rateable Value: £31,500.00

Rates Payable: **£14,679.00** approx: for the 2017/18 financial year.

SERVICE CHARGE: To be advised.

VAT:

The premises are elected for VAT.

LEGAL COSTS:

Each party to be responsible for their own costs in this transaction.

VIEWING:

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



Rod Walmsley
rod@gascoignes.com

Andrew Russell
andy@gascoignes.com

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

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

FOREST VIEW

LONG REACH • OCKHAM • SURREY • GU23 6PG



Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com