

OFFICES *with parking (8 spaces)*

1,500 sq ft (139.35) sq m approx

TO LET (NEW LEASE)



**GRIOUND FLOOR • MILESTONE HOUSE
PORTSMOUTH ROAD • SEND • WOKING • GU23 7JZ**

LOCATION:

Milestone House is located in a very prominent position just outside the town of Ripley on the A247. The road and rail communications are excellent with Woking located approximately 4 miles away and the M25 motorway (junction 10) almost immediately accessible approximately 3 miles north via the A3 which in turn provides direct access to central London. Both Heathrow and Gatwick International Airports are easily accessible via the M25.

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- DESCRIPTION:** Milestone House is a self-contained office building built in 2001/2. The available accommodation is located on the ground floor and extends to some 1,500 sq ft of office space, principally arranged in open plan format, together with 2 private offices. The premises benefit from raised floors, full carpeting, air conditioning, suspended ceilings and recessed lighting together with an impressive reception area, additionally there are 8 dedicated car parking spaces in addition to visitor car parking.
- ACCOMMODATION:** (All areas are net and approximate)
1,500 sq ft (139.35 sq m)
- AMENITIES:**
- Suspended ceilings
 - Male and Female WCs
 - Reception Area
 - Air conditioning
 - Kitchen
 - 8 Car Parking Spaces
- TERMS:** The premises are available by way of a new lease for a period to be agreed.
- RENT:** **£30,000.00** per annum.
- RATES:** Rateable Value: £38,250.00
Rates Payable: £19,086.75
Prospective tenants should satisfy themselves in relation to business rates with the local billing authority.
- SERVICE CHARGE:** To be advised.
- LEGAL COSTS:** Each party to pay their own legal costs.
- VAT:** May be applicable.
- VIEWING:** Strictly by prior appointment through the **Joint Sole Agents.**



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NOTE:

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Energy Performance Certificate

Non-Domestic Building

GROUND FLOOR EAST
Milestone House
Portsmouth Road
Send
WOKING
GU23 7JZ

Certificate Reference Number:
9126-3019-0842-0192-8125

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ 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

◀ 103

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 137
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 71.65

Benchmarks

Buildings similar to this one could have ratings as follows:

37

If newly built

108

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.