

Owen Isherwood
CHARTERED SURVEYORS

4 Studley Court, Guildford Road, Chobham, GU24 8EB

TO LET | 714 SQ FT (66.33 SQ M)

Rural Self-Contained Office

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- Self Contained Office
- Faces Onto Attractive Courtyard
- Gas Central Heating
- 3 Parking Spaces
- Split over Ground & First Floor











Location

The property occupies a convenient position on Guildford Road, close to Chobham village, in a well-established commercial location with a mix of office, business and light industrial occupiers nearby. Chobham provides a good range of local amenities, while Woking, Guildford and Camberley are all within easy reach.

The location is well placed for regional road access, with the M3 and M25 both readily accessible, providing links to London, Heathrow Airport and the wider South East. Brookwood railway station is nearby, offering regular services towards London Waterloo and Basingstoke.

Description

Rural office located within an attractive courtyard setting. This self-contained office suite is split over ground and first floors and contains a kitchenette and w/c. Heating is provided by a gas boiler and there are 3 parking spaces included. Previous tenant's furniture can be utilised by an incoming tenant under separate negotiations or can be removed by the Landlord.

Accommodation

Name	sq ft	sq m	Availability
Ground	470	43.66	Available
1st	244	22.67	Available
Total	**714**	**66.33**	

Rent

£14,500 per annum plus VAT

Rates & Charges

Rateable value: £12,750
Rates payable: £5,508 per annum

EPC

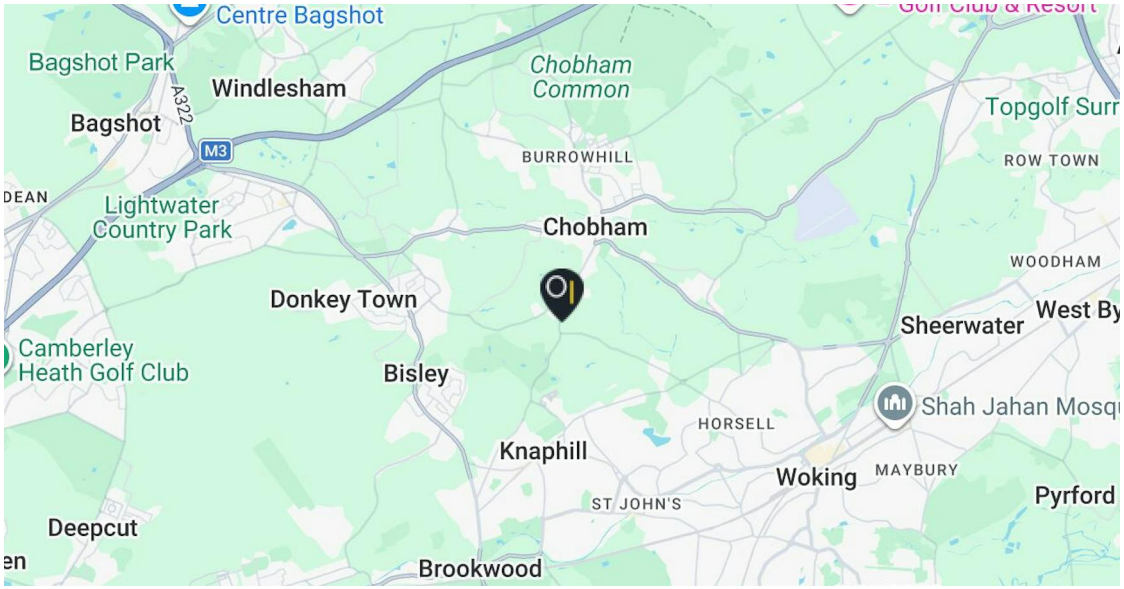
EPC exempt - EPC has been commissioned, will be available in less than 28 days

Service charge

£360pa (increase 5%pa)
Insurance recharge is £160

Legal costs

Each party to bear their own legal costs incurred in the transaction.







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