Owen Isherwood
CHARTERED SURVEYORS

Studio 5 & 6, Design House, Guildford Road, Leatherhead, KT23 4HB

FOR SALE | 984 SQ FT (91.42 SQ M)

Two adjoining ground floor office suites within a modern office development.

- 4 Car Parking Spaces
- 2 WCs
- Fully fitted built in storage
- Planning permission for extension to rear of property
- Easy access, just off A246
- LED Lighting and fibreoptic broadband
- Opportunity to convert to resi via permitted development STPP

Location

The property is situated fronting the A246 Guildford Road to the south of Bookham town centre. The office is well located with good road links to Guildford, Leatherhead and Dorking. Furthermore, there are a range of train services from nearby stations of Bookham and Effingham Junction, each within a short driving distance.

Description

The property comprises two adjoining ground floor office suites (Studios 5 & 6) within a modern office development built circa 2006. The suites have been combined to provide a single open-plan office with a meeting room, two kitchenettes and two WCs, but can easily be reconfigured as two self-contained units. The offices benefit from fitted storage throughout. The development offers allocated parking and is constructed with brick elevations beneath a pitched tiled roof with UPVC double-glazed windows.

There is potential for residential conversion under permitted development rights, subject to the necessary prior approvals.

Accommodation

Name	sq ft	sq m	Price
Ground - Unit 5	492	45.71	£247,000
Ground - Unit 6	492	45.71	£247,000
Total	**984**	**91.42**	

Price

£495,000 together plus VAT. Can be purchased separately.

Rates & Charges

Rateable value: £21,750

EPC

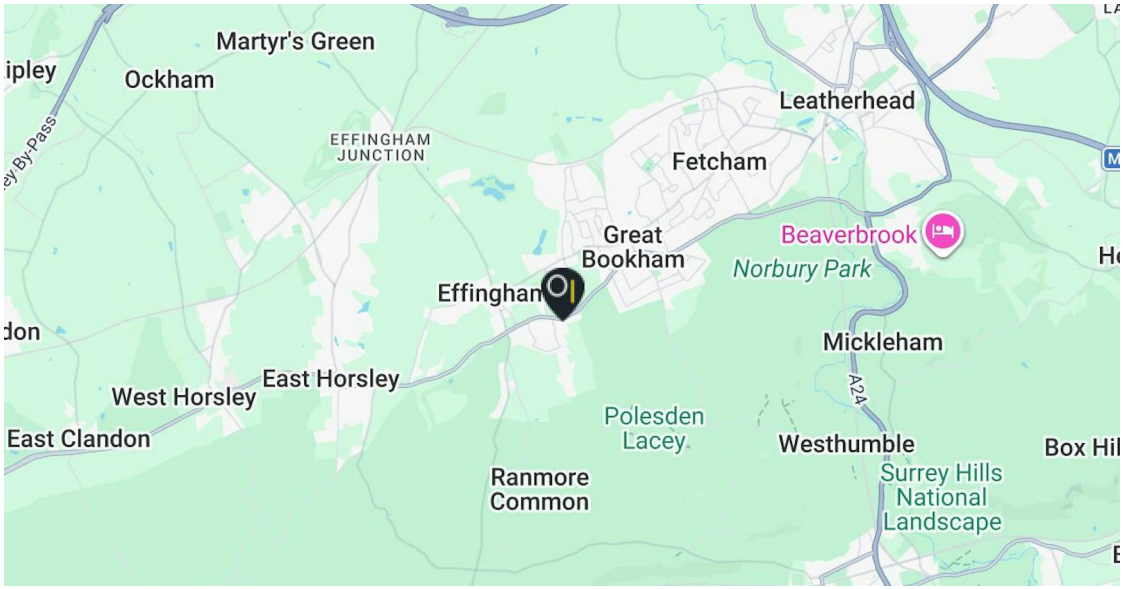
C (65)

Tenure

Long leasehold. The property is held on a 999-year lease commencing in 2007, with approximately 980 years unexpired.

Legal costs

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



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