



SELF-CONTAINED CHARACTER OFFICES

with 4 CAR PARKING SPACES

1134 sq ft (105.66 sq m) approx.

TO LET (NEW LEASE)



UNIT 6

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.

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UNIT 6

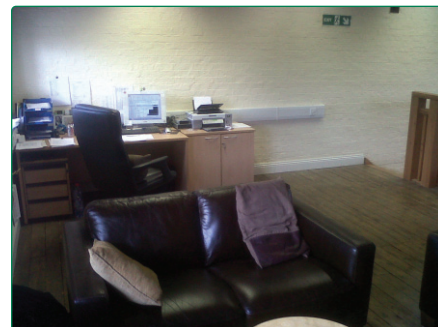
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LOCATION (cont'd): Road communications are good with access to the A3 [London to Portsmouth Road] at Guildford and the M3 [junct 3] at Lightwater [within 5 miles to the north], both of which provide links to the M25 London Orbital Motorway and the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

Rail services are available at Brookwood mainline station, which is approximately 1 mile distant and provides a fast and regular service to London (Waterloo station) in approximately 35 minutes.



DESCRIPTION: The premises comprise a self-contained office building forming part of Bakersgate Courtyard, a character courtyard conversion carried out some 7 years ago providing 7 self-contained offices. The subject premises are arranged on 2 floors in broadly open plan format and benefit from WC facilities and a small kitchenette together with gas fired central heating, ample telephone and computer points, CAT II lighting, burglar and fire alarms and 4 designated car parking spaces.



ACCOMMODATION: [All areas are Net internal and approximate]

The accommodation is arranged to provide the following floor areas:

Ground Floor	52.66 sq m
First Floor	53.00 sq m
Total	1134 sq ft (105.66 sq m) approx.

AMENITIES:

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

LEASE TERMS: The premises are available by way of a new Lease for a period to be agreed – flexible terms will also be considered and all furniture can be made available by way of separate negotiation.

RENT: £22,000.00 per annum to exclude Business Rates.

RATES:

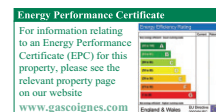
Rating Assesment:	Offices and Promises
Rateable Value:	£11,250.00
Rates payable:	£4,657.50 approx

LEGAL COSTS: Each party to bear their own legal costs.

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



Andrew Russell
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