TO LET ONAL SELLS

Preliminary Details

SELF CONTAINED OFFICES/BUSINESS SPACE

(POTENTIALLY SUITABLE FOR MOST USE CLASSIFICATIONS FALLING WITHIN CLASS E)

From 450 sq ft - 3,285 sq ft approx

TO LET (MAY SELL)



299A CONNAUGHT ROAD • BROOKWOOD • WOKING • SURREY • GU24 0AD

LOCATION:

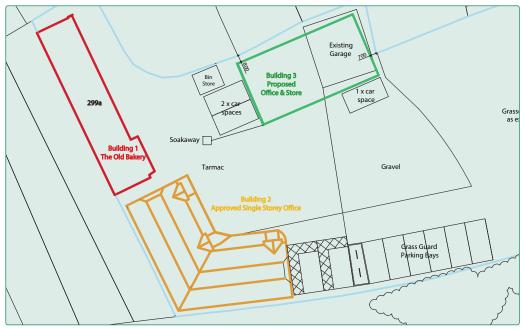
The premises are located close to the centre of Brookwood, approximately 1 mile from the A322 (Bagshot Road) which affords direct access to Guildford to the South and Junction 3 of the M3 Motorway to the North.

Brookwood provides a good rage of local facilities and amenities whilst the subject premises are located about ³/₄ mile from Brookwood Main Line Station which provides a regular service to London (Waterloo) with a journey time of some 25 minutes.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU T: 01483 538131

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

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DESCRIPTION:

The development will initially comprise 3 x separate buildings in a Courtyard environment arranged to provide 3 x stand-alone elements together with plentiful car parking and landscaping. The buildings are arranged to provide the following approximate floor areas:

ACCOMMODATION: (all areas are approximate and are based on Architects plans.)

Building 1 1,115 sq ft (The Old Bakery – arranged over 2 x floors)

Building 2 1,395 sq ft (Potentially 3 x buildings of: 452 sq ft, 491 sq ft & 452 sq ft)

Building 3 775 sq ft Proposed Office and Ancillary Store

TOTAL 3,285 sq ft (305 sq m) approx.

TERMS: The premise are available For Sale or To Let on new leases for terms to be agreed.

VAT: VAT will be applied to prices and rents.

BUSINESS RATES: The premises are situated in Guildford Borough Council but are yet to be assessed for

Business Rates purposes.

SERVICE CHARGE: It is proposed that an Estate Management charge will be levied to cover general

Estate Management matters such as Estate lighting, refuse collection, signage,

security and gardening services.

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

VIEWING: For further information on availability, sizes, anticipated specification and floor plans,

please contact the Sole Agents:



Rod Walmsley Andrew Russell rod@gascoignes.com andy@gascoignes.com

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