

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)



Building 1 - The Old Bakery

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 range of local facilities and amenities whilst the subject premises are located about ¾ mile from Brookwood Main Line Station which provides a regular service to London (Waterloo) with a journey time of some 25 minutes.

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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:**



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