

Matthew Pellereau

Commercial Property Consultants

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Ref: O/1053

BAGSHOT, SURREY

MODERN OFFICE BUILDING

185.8 m² / 2,000 sq. ft.

FOR SALE FREEHOLD / TO LET



ADDRESS: WINDLESHAM COURT, 51 GUILDFORD ROAD, BAGSHOT, SURREY,
GU19 5NG

LOCATION: Bagshot benefits from excellent road and rail communication being within 1 mile of Junction 3 of the M3 serving London, the M25 to the east and Basingstoke and Southampton to the South. The A332 Dual Carriageway which is within a ¼ mile of the property provides easy access to the M3 (Junction 3), Bracknell and via the A329B Reading and M4 (Junction 10). Bagshot Railway Station is ¼ mile to the east linking with Waterloo.

Agency · Development · Investment · Management · Rating · Rent Reviews

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DESCRIPTION: Windlesham Court is part of a purpose built Courtyard Style development and has brickwork walls with rendered panelling to half height under a pitched tiled roof. Internally the offices are open plan with demountable partitioning, lowered ceilings and recessed lighting.

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate the floor areas are as follows:

Ground Floor:

Offices	93.83 m ²	1,010 sq ft
External Store	1.86 m ²	20 sq ft

First Floor:

Offices	<u>90.11 m²</u>	<u>970 sq ft</u>
Total Net Area	185.8 m²	2,000 sq ft

AMENITIES:

- 9 Car parking spaces
- Gas central heating
- Carpeting throughout
- Skirting trunking
- Fully fitted kitchen
- 2 WC's
- Alarm System

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

TERMS: The property is available either:
(a) To Let on a new full repairing and insuring lease for a term to be agreed at a commencing rental of £25,000 per annum exclusive of Rates and VAT or
(b) For Sale Freehold with full vacant possession.

RATES: The Local Authority responsible for Business Rates is Surrey Heath Borough Council Tel: 01276 707100.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment with the Sole Agents:-

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