



**Price/premium** £445,000

**Size** 1,266 Square feet

**Ref** #3079

## Address

**Address:** 4a Kings Court, Burrows Lane

**Postcode:** GU5 9QE

**Town:** Gomshall

**Area:** Surrey

## Location

Located in the heart of the Surrey Hills, in the village of Gomshall about a mile from the mainline railway station, with services into Reading and Redhill, and half a mile from the A25. Guildford Town Centre is 7 miles away with direct trains travelling to London Waterloo.

## Description

Guide price £445,000

Bright and modern open plan office with a further mezzanine level providing meeting space at present. The location is most attractive to those looking for a rural office yet within a small business environment.

The office has high ceilings and has been finished to an excellent standard by our clients.

The ground floor measures approximately 975 sq ft with the Mezzanine level measuring 291 sq ft.

We believe that there is super fast fibre optic broadband on site should an owner or occupier wish to connect.

The property benefits from having four parking spaces and being within walking distance to the mainline station about a mile away.

EPC Band - B.

Please note that the hours of use are restricted to 7:30am - 8pm Monday to Friday and 8am - 5pm on Saturdays . The premises should not be used on Sundays and national holidays.

Early viewings are recommended.

## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£445,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £16,500 per annum, payable at the prevailing rate.

## Features

- ✓ 'E' Use class
- ✓ Allocated parking
- ✓ Close to station
- ✓ Early viewing recommended

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).













