



**Rent** £1,200 Per month + VAT

**Size** 510 Square feet

**Ref** #3291

## Address

**Address:** Unit 1, Bakersgate, 299a Connaught Road

**Postcode:** GU24 0AD

**Town:** Brookwood

**Area:** Surrey

## Location

Located only 5 to 6 minutes walk from Brookwood mainline train station with access to Waterloo in just over 30 minutes. The M3 junction 4 is 5 miles away (circa 15 minutes), the A3 Guildford is 6 miles away (circa 16 minutes) and the M25 Junction 11 is 8.5 miles away (circa 20 minutes). Heathrow and Gatwick Airports are 18 miles and 40 miles away respectively. Other local facilities include local shops, Sainsburys, and the picturesque village of Pirbright with its country pubs on the green.

## Description

Modern, light, and airy office space available measuring approximately 510 sq ft, situated in a purpose-built business park in Brookwood, Woking, Surrey. The premises is a 5-10-minute walk from the Brookwood train station.

£1,200 p.c.m. +VAT (inclusive of bills apart from internet and business rates)

Ground floor office suite comprising a reception area and office. There is shared use of the meeting room (By Booking)

Shared use of kitchen and facilities which include a bean-to-cup coffee machine, microwave, toaster and communal fridge.

There are 3 allocated parking spaces.

Floor plan can be found in the images.

Superfast broadband (100 mbps ) available from the client at an additional cost of approximately £150 per month or you are able to take out your own contract with an internet provider.

A share of the business rates bill will be required.

Please note that this is an advert only and all enquiries should be directed to our clients - you can contact them on 01932 300314 or please use the box 'send us an enquiry' on this listing and fill out your information, this will then send your enquiry form directly to our clients for them to respond.

EPC Rating B

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£1,200 Per month + VAT
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	A share of the business rates will be required.
<b>Lease details:</b>	License term for 6-12 months to be agreed (this is a sub-let from the occupiers of the first floor)

## Features

- ✓ 24/7 access
- ✓ Allocated parking
- ✓ 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).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



Ground Floor Plan

