



AltusGroup

Courtyard House, The Square, Lightwater, Surrey GU18 5SS

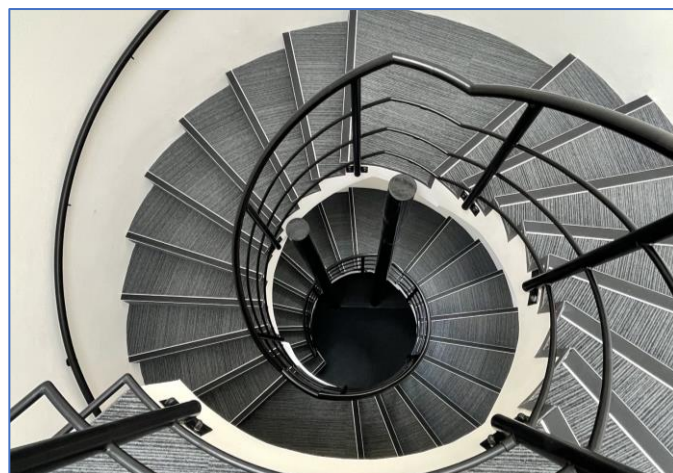


DETACHED GRADE A OFFICE BUILDING – FOR SALE (MAY LET)

4,169 sq ft (387.31 sq m)

Key Benefits

- ✓ First and second floors provided with vacant possession on completion
- ✓ Ground floor let until 2028 with a mutual break in 2023
- ✓ Income of £40,000pa from ground floor tenant
- ✓ VRF Air conditioning
- ✓ EPC B44
- ✓ Full access raised floors
- ✓ Suspended ceilings
- ✓ LED lighting
- ✓ Excellent floor to ceiling heights (2.6m approx.)
- ✓ Gas fired central heating
- ✓ Less than 1 mile south of J3 of the M3 motorway
- ✓ 19 car parking spaces (1:219 SQ FT)



Omnibus, Lesbourne Road, Reigate, Surrey RH2 7LD

01737 243 328

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Location

The building is situated just off Guildford Road in Lightwater. The town provides a range of local amenities including a Co-op convenience store, M&S food, Boots pharmacy, Cook and a number of takeaways and cafes. Lightwater Country Park and Leisure Centre are both situated to the west of the town providing further local amenity.

Bagshot Train Station provides services to London Waterloo with only one change at Ascot. The station is just under 2 miles to the north of the subject property. Access to the motorway network is approximately 0.7 miles to the north of the property at Junction 3 of the M3.

Accommodation (approx NIA)

	SQ FT	SQM
Ground Floor	1,534	142.53
First Floor	1,668	154.93
Second Floor	967	89.85
Total	4,169	387.31

Description

The property comprises an impressive detached office building over three storeys with excellent parking (ratio 1:219 SQ FT). The offices provide a mixture of open plan and cellular spaces giving flexibility to an incoming occupier. The building has a feature reception area with spiral staircase and male and female toilets to the ground and first floors.

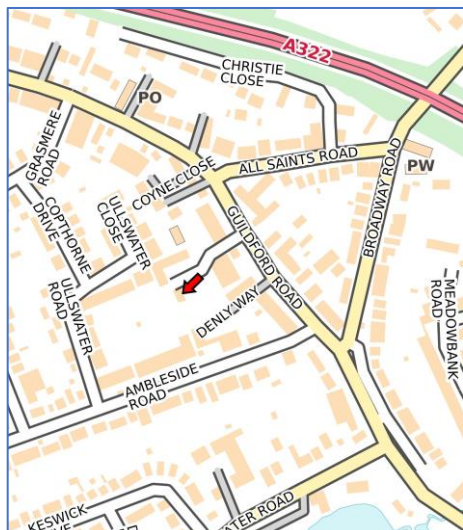
The building may also be suitable for alternative uses within Use Class E such as a children's day nursery, medical clinic or gym. The suitability of your proposed use should be confirmed by your own advisors.





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Location Plan



Price

£1,500,000

Tenure

Freehold subject to a lease of the ground floor to Easy Convey Limited until 28.09.28 at a rent of £40,000 per annum outside the LTA 1954. Mutual option to break 28.09.23 on 6 months' notice. Alternatively a lease of the first and second floors would be considered. Terms on application.

Rates

Rateable Value: £19,250 – Ground Floor

Rateable Value: £24,750 – First & Second Floors

Interested parties should make their own enquiries of the Local Rating Authority to confirm actual rates payable.



Legal Costs

Each party is to bear their own legal costs.

EPC

B44 – valid until 29 April 2028

For further information contact:

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