



Community Offices and Hall

Crownfield Court, Woodlands Lane, Windlesham, GU20 6AS

Community Hall and Office Use -Use Class F2(b)

1,614 sq ft

(149.95 sq m)

- New build/energy efficient - self contained offices, meeting rooms and hall - F2 Use Class only
- Prominent roadside location
- Situated at the entrance of an attractive new housing estate providing 116 new homes
- Excellent natural light throughout
- Easy access to the M3 and within walking distance of several village amenities
- 2 EVCP's

Summary

Available Size	1,614 sq ft
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Crownfield Court is new Charles Church Housing Estate set in the very desirable village of Windlesham. At the entrance to the housing estate is a self-contained attractive wooden framed property made up of offices / meeting rooms and a good sized hall (for a max of 130 people). The property benefits from EPC lighting, 3 phase power, Gas central heating, Air conditioning, WCs, Shower and a Kitchen. The property has been finished to a high standard, with laminate flooring fitted throughout. The Hall further benefits from excellent natural light. There is a good sized car park (with 2 Electric vehicle charging points) and cycle store within the demise.

Location

Windlesham is a large village within the Surrey Heath borough of Surrey. The village lies between the A30 road and the M3 motorway. Windlesham is surrounded by the villages of Bagshot and Lightwater. Despite its rural feel it is just a short drive to major transport links like the A30, M3, M25. The towns of Camberley, Sunningdale and Ascot are very close by.

Viewings

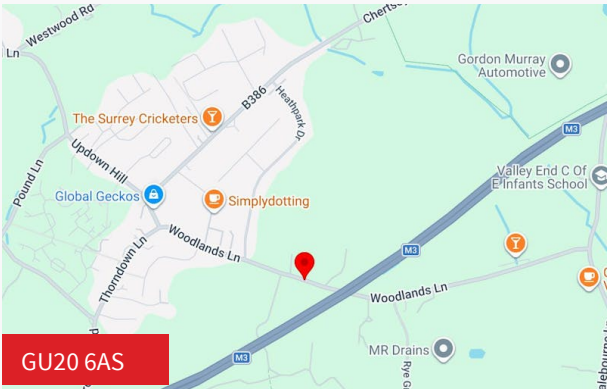
Strictly by prior appointment with agents.

Terms

The freehold of the property shall be transferred for nominal consideration solely for use under F2(b), such use being constrained by a restrictive covenant. All future maintenance shall be borne by the end user. Vacant possession shall be delivered on completion of the required legal formalities and in accordance with the wider planning permission and section 106 legal obligation of the Charles Church development

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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