



**Unit 4A, Jayes Park Courtyard, Sheep Green, Ockley,
Dorking, Surrey, RH5 5RR**

SMALL RURAL OFFICE SUITE TO LET
EXCELLENT ACCESS TO A24/A29
370 SQ FT (34.37 SQ M)



UNIT 4A, JAYES PARK COURTYARD, SHEEP GREEN, OCKLEY, DORKING, SURREY, RH5 5RR

Location

Ockley village is located near to the Surrey/ Sussex border with the nearby towns of Dorking and Cranleigh approximately 7 miles away.

Ockley has good road access with the A24 and A29 roads being nearby. Gatwick airport is approximately 20 miles and London approximately 31 miles. The nearest train station is Ockley Station which offers services direct to London Victoria in just over an hour.

Description

The offices form part of Jayes Park Courtyard development which is an established office and business location. This self contained office building has the following features:

- Fully Carpeted
- Electric heaters
- Attractive wood beams
- Communal WC facilities in the courtyard
- Ample Parking
- Kitchen Point

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq Ft	Sq M
Ground Floor	370	34.37
TOTAL	370	34.37

Terms

The premises are available to let on a new Lease for a term to be agreed with the tenants having an internal repairing and insuring responsibility. There is a service charge for the upkeep of the communal facilities with further details on application.

Rent

£7,000 per annum exclusive

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order amended 2020. Interested parties should make their own enquiries of the local planning authority to confirm that their proposed use is permitted.

Business Rates

The property has a Rateable Value of £6,500. Based on a business rates multiplier of £0.432 in the pound, the estimated business rates liability is approximately £2,808 per annum before applying any reliefs or exemptions.

Subject to meeting the relevant eligibility criteria, an occupier may qualify for 100% Small Business Rate Relief, resulting in no business rates being payable. Interested parties should make their own enquiries with the local rating authority to confirm the rates payable and their eligibility for any relief.

VAT

VAT is applicable on the terms quoted

EPC Rating

The property has an EPC rating of 112 (E). A copy of the EPC is available upon request. The certificate is valid until 26th March 2029.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

Tim Shepherd

01403 333921 / 07921056072

tshepherd@colyercommercial.co.uk

