

BOOKHAM NEW COURTYARD OFFICES

1,093 sq ft (101 sq m)

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Courtyard House, 2a East Street, Bookham, Surrey KT23 4QU

To Let

- Gas fired central heating.
- Comfort cooling to 1st floor.
- Category V cabling.
- Double glazing.
- Downlighters.
- WC and kitchenette facilities.
- Carpeting throughout.

Regulated by RICS



Location

The premises are located in a courtyard setting to the rear of the High Street, Bookham with pedestrian access from the High Street and vehicular access from East Street.

Description

Courtyard House comprises a newly built self-contained 2 storey office building of brick and wood panelled elevations under a pitched tiled roof incorporating Velux rooflights. Adjacent to the offices are two integral garages which can be made available subject to negotiation. Externally the courtyard has recently been tarmacadamed and provides parking for 2/3 vehicles.

Amenities:

- Gas fired central heating.
- Comfort cooling to 1st floor.
- Category V cabling.
- Double glazing.
- Downlighters.
- WC and kitchenette facilities.
- Carpeting throughout.

Accommodation:

Ground floor	515 sq ft (47.5 sq m)
First floor	578 sq ft (53.7 sq m)
Total	1,093 sq ft (101.2 sq m)

Tenure

The premises are available by means of a new fully repairing and insuring lease at a quoting rent of £20,000 per annum exclusive.

Rateable Value

To be assessed.

V.A.T.

We are informed that no VAT is chargeable.

Legal Costs

Each party to bear their own legal costs with regard to the transaction.

Viewing and further information contact:

Strictly by appointment with the sole selling agents:

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