

SEND
2 SELF CONTAINED
OFFICE BUILDINGS
EXCEPTIONAL VALUE

507 - 2,025 sq ft NET (Suites Available from 507 sq ft)



SUITES
FROM
£10 PER SQ FT
PER ANNUM
SUBJECT TO CONTRACT

Vine House - Boughton House
Send Lane, Send, Woking Surrey GU23 7HL

TO LET (MAY SELL)

- Comfort Cooling / Heating.
- Excellent Specification.
- Male / Female and Disabled WCs.
- Onsite parking for 12 cars.

Regulated by RICS

Location

The premises are located in Send Village approximately 1 mile from the A3 London Portsmouth Road, approximately 4 miles from Woking and Guildford and 3 miles from Junction 10 of the M25 (Wisley).

Mainline railway services are available at West Clandon approximately 2 miles which provides services to London and Guildford and a more comprehensive service is available at Woking with regular fast and frequent services to London Waterloo.

Description

Vine House and Boughton House comprise 2 semi-detached office buildings of traditional brick elevations under a hipped and pitched tile covered roof supported by steel trusses and developed in 2005.

The property is arranged over 3 floors and provides broadly open plan office accommodation with the following amenities: comfort cooling/heating, suspended ceilings with recessed category 2 lighting, Male, Female and Disabled WCs, shower facility, double glazing, kitchenette, triple compartment trunking.

Each building has parking for approximately 6 cars.

Accommodation

Vine House	Ground	750 sq ft LET
	First	768 sq ft LET
	Second	507 sq ft LET
	TOTAL	2,025 sq ft
Boughton House	Ground	750 sq ft
	First	768 sq ft
	Second	507 sq ft
	TOTAL	2,025 sq ft

* Please note: floor areas stated are Net Internal.

Tenure

The premises are available on a leasehold basis for a term to be agreed, from £10 per sq ft per annum exclusive. The freehold may be available. Terms upon request.

Rating

Both premises are currently rated as a single hereditament as follows:

Description:	Office and premises
2005 rateable value:	£42,250
Current rates payable:	£20,491

Nb. If the buildings are split then a separate assessment will need to be made.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing & Further Information

Strictly by prior appointment through Hurst Warne and Lambert Smith Hampton:

LAMBERT SMITH HAMPTON

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HURST WARNE

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NB. In accordance with the Estate Agents Act 1979 the partners of Hurst Warne LLP declare a personal interest in the subject premises.



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