

**UNITS 3A & 3C KINGS COURT, BURROWS LANE, GOMSHALL,
SURREY GU5 9QE**



**TWO NEW BARN STYLE BUSINESS UNITS FOR SALE –
AVAILABLE SEPARATELY OR AS WHOLE (MAY LET)**

**£310/£350 per sq ft.
To purchase**



Reigate

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Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Rare freehold opportunity to purchase new barn style premises in delightful semi-rural setting.
- 3A - 2177 sq ft (202.2 sq m) with 5 parking spaces
- 3C – 1768 sq ft (164.2) with 4 parking spaces

Kings Court is a new, high quality office development located in the heart of the Surrey Hills area of outstanding natural beauty. **We are offering the remaining two barn style buildings** which are ideal for owner occupation with parking

T 01306 884685

LOCATION

Kings Court is located in Burrows Lane just half a mile south of the A25 at Gomshall, twixt Dorking and Guildford. This position in the heart of the Surrey Hills in an area of Outstanding Natural Beauty offers a fabulous mix of a delightful setting and location whilst also offering good transport links through from the A25 east and west.

DESCRIPTION

We are delighted to offer for sale (or for rent) the remaining two units within this new high quality business unit development. The units range from 1768 sq ft (164.2m²) for Unit 3C and 2177 sq ft (202.2m²) for Unit 3A OR CAN BE COMBINED offering a wide range of options for businesses looking to purchase their own premises. The development offers the key attributes of superfast fibre optic internet connections, a fabulous rural setting. Modern offices with flexible layout that can be partitioned and remodelled to suit an occupiers needs and broad specification options. This contemporary, future proofed office development presents a unique opportunity for investors, private pension funds and owner occupiers.

Construction features a robust steel frame with double glazed windows, clay tiled roof, brick, weatherboard and render clad walls in keeping with the traditional architectural style of the surrounding areas. Internally the units will be delivered with vaulted ceilings, highly efficient LED lighting, kitchenette and WC facilities. Each unit will be connected to a new dedicated fibre connection providing excellent data connectivity. Full specification available on request. There can be the additions of air conditioning and electric car charging points at an additional cost.

Unit 3A 2177 sq ft (202.2m²) GIA

Unit 3C 1768 sq ft (164.2m²) GIA

COMBINED 3945 sq ft (366.4m²) GIA



TENURE

For sale : Freehold interest of the building plus allocated parking bays, subject to contract.

To Let : Either unit are available via a new lease to be granted direct by the Landlord for a term and rent review pattern to be agreed.

AVAILABILITY

Both units are readily available for early occupation

PURCHASE PRICE

The units are available at £310 psf plus VAT GIA as a shell ready for fitting out rising to £350 plus VAT if the buyer requires the space to be fully completed.

RENT

The units are available to rent at £21 psf plus VAT pax GIA if rented as a shell ready for the Tenant to fit out or £28psf plus VAT GIA for fully completed space ready to occupy.

VAT

We understand that VAT is applicable.

RATES

The rateable value will be assessed when the Units are completed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

EPC

An EPC will be commissioned for each Unit when the build is completed.

VIEWING

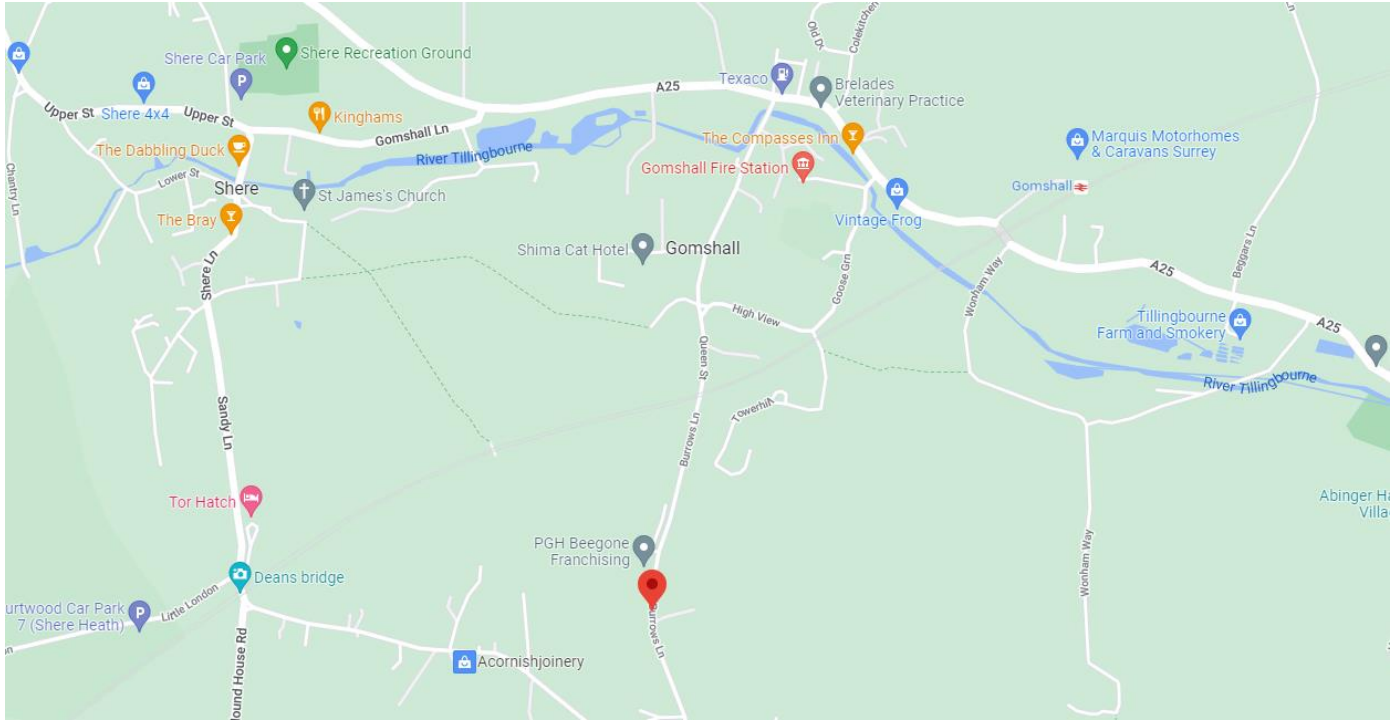
Strictly by prior appointment with the Landlords Agent: Steve Lane Robinsons 01306 884685



www.robinsonsmb.com
Steve Lane 01306 884685

Important Note: Robinsons have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.



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Misrepresentation Act 1967

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