

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



**NEW BARN STYLE BUSINESS UNIT FOR SALE –
AVAILABLE (MAY LET)**

**£310/£350 per sq ft.
To purchase**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

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

- Rare freehold opportunity to purchase A new barn style premises in delightful semi-rural setting.
 - 3A - 2177 sq ft (202.2 sq m) with 5 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 barn style building** which is 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) this unit 3A within this new high quality business unit development. Unit 3A is 2177 sq ft (202.2m²) 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 unit will be delivered with vaulted ceilings, highly efficient LED lighting, kitchenette and WC facilities. The 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



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

The unit is readily available for early occupation

PURCHASE PRICE

The unit is 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 unit is 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 Unit is completed.

LEGAL COSTS

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

EPC

An EPC will be commissioned when the build is completed.

VIEWING

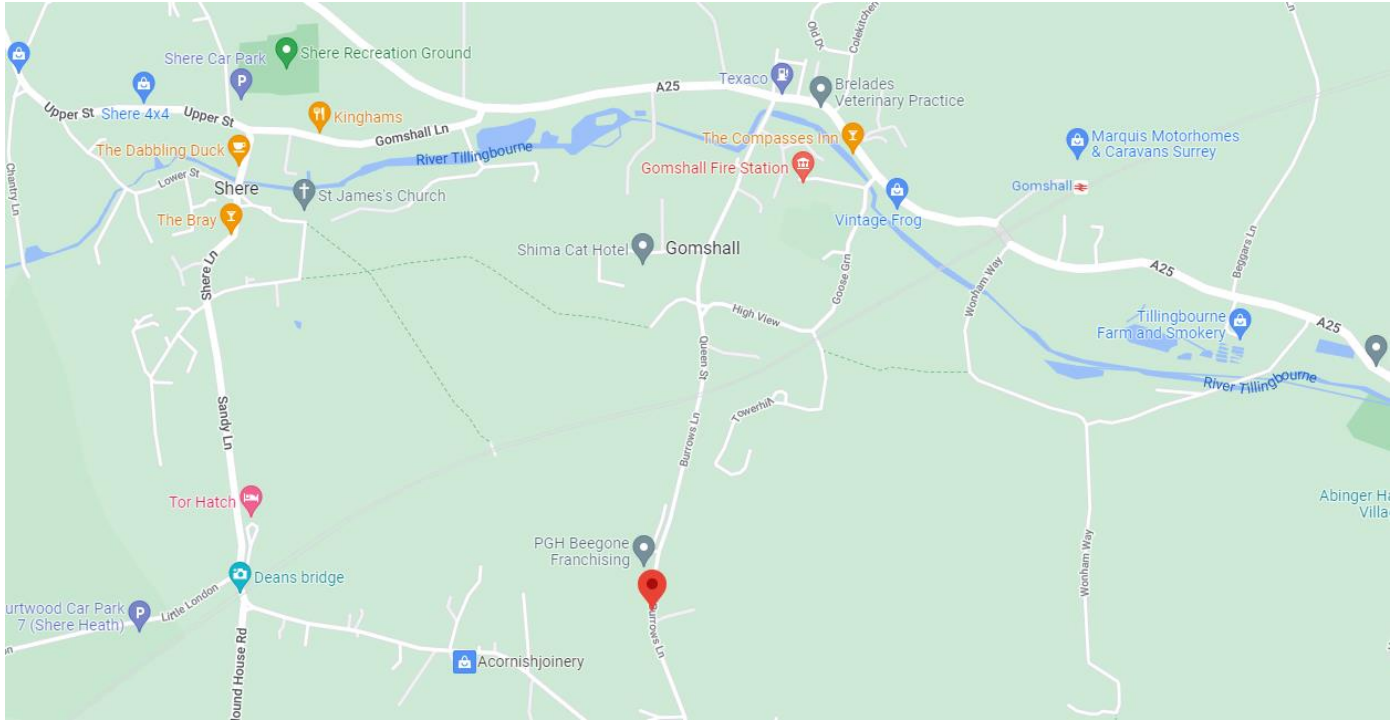
Strictly by prior appointment with the Landlords Agent: Steve Lane Robinsons 01306 884685



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.



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, 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. **Regulated by RICS**

T 01306 884685

