

GROUND FLOOR NEW BUILD UNIT AT KINGS COURT, BURROWS LANE, GOMSHALL, SURREY GU5 9QE



- NEW BARN STYLE BUSINESS UNIT
- GREAT VALUE
- 1,272 SQ FT

TO PURCHASE £285 PSF / £325 PSF

TO RENT : £21 PSF / £28 PSF



Reigate

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Dorking

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- Rare freehold opportunity to purchase A new barn style premises in delightful semi-rural setting.
- Ground floor Unit approx. 1,272 sq ft 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 ground floor unit** 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 ground floor unit within this new high quality business unit development. The ground floor unit is approx 1,272 sq ft (118.3m) 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 occupier's 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.

Ground Floor Unit 1,272 sq ft (118.3 sq m) GIA

TENURE

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

To Let : The Unit is 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 £285 psf plus VAT GIA as a shell ready for fitting out rising to £325 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.

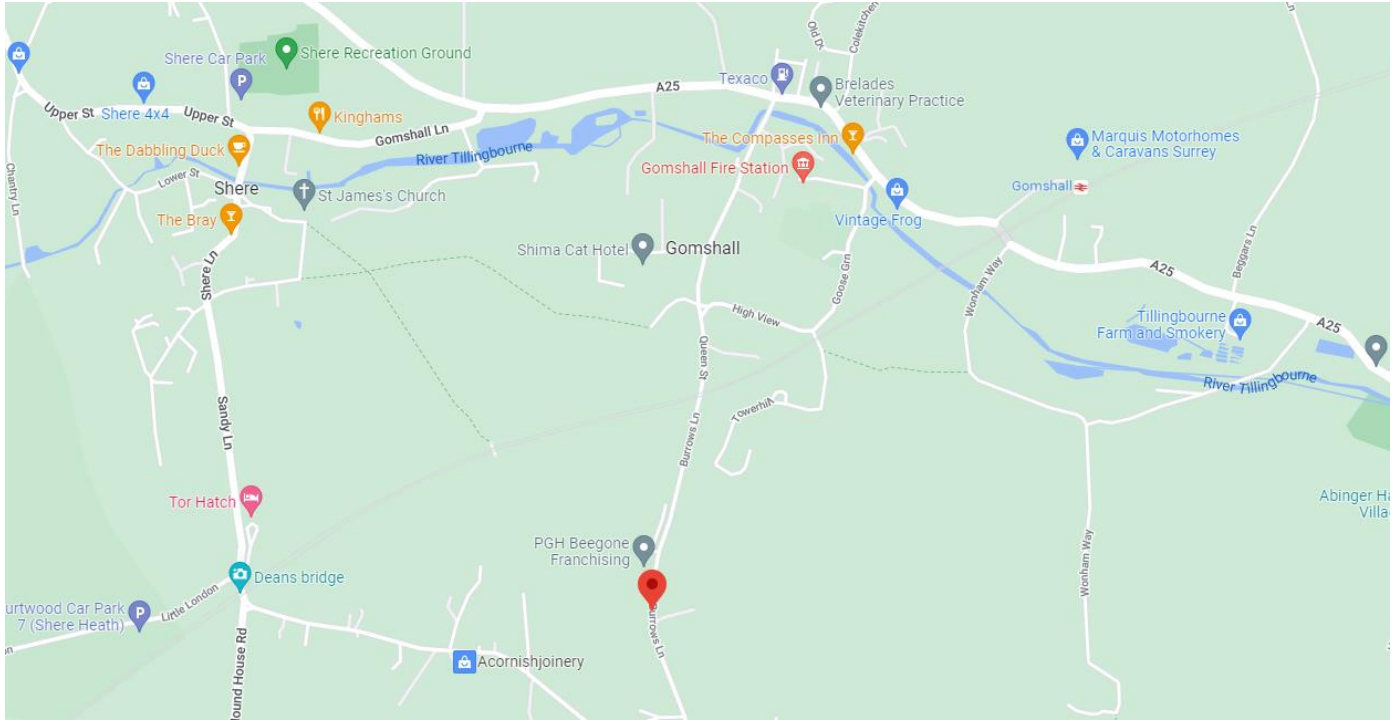
VIEWING

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



www.robinsonsmb.com
Steve Lane 01306 884685

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