



MANSARD HOUSE, CHURCH ROAD, SURREY, KT23 3JG

OFFICE FOR SALE

4,035 SQ FT (374.86 SQ M)



**Vail
Williams**

Summary

MODERN OFFICE FREEHOLD WITH POTENTIAL FOR CONVERSION SUBJECT TO PLANNING PERMISSION

Available Size	4,035 sq ft
Price	Offers in excess of £1,400,000
Rates Payable	£9.23 per sq ft Based on the 2023 rating list, purchasers are advised to make their own enquires through Mole Valley
Rateable Value	£72,750
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	C (72)

- Available with vacant possession
- Large car park area with 18 spaces minimum
- Located 50 meters walk to Bookham train station
- Outside garden area and 1st Floor Balcony
- Potential conversion opportunity



Location



Mansard House Church Road,
Bookham, Surrey, KT23 3JG

Bookham is situated between Leatherhead and Guildford. The property is within 50 metres of Bookham train station with a travel time into London Waterloo of 47 minutes. The property abuts the railway line with nearby uses consisting predominantly of green spaces, residential with some commercial uses.





Further Details

Description

The property comprises of a purpose built air conditioned, detached three storey office constructed in the early 2000s with associated parking and landscaping. The property is of brick and blockwork construction with part of the first floor clad in clay tiles underneath a hipped tiled roof which is subject to a number of dormer windows. The windows are all double glazed wood framed windows. The floors throughout are concrete.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,558	144.74	Available
1st	1,543	143.35	Available
2nd	934	86.77	Available
Total	4,035	374.86	

Viewings

Strictly by appointment through the sole agents.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

To comply with Anti-Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.







Enquiries & Viewings



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