

**MANSARD HOUSE, CHURCH ROAD, SURREY, KT23 3JG** 

OFFICE FOR SALE 4,035 SQ FT (374.86 SQ M)

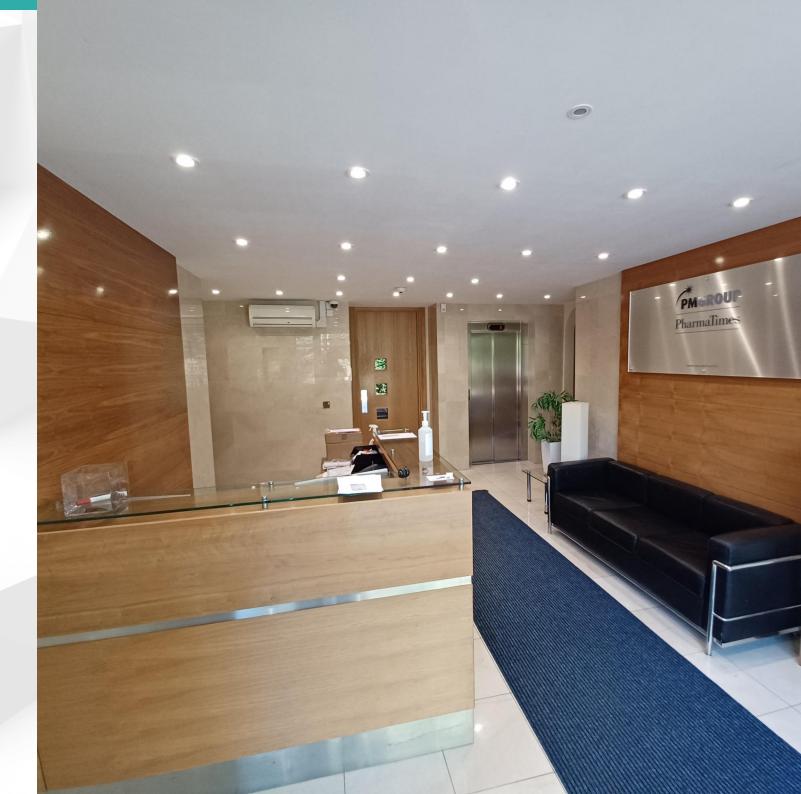


## **Summary**

# 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        | N/A                     |  |  |
| Charge         |                         |  |  |
| 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

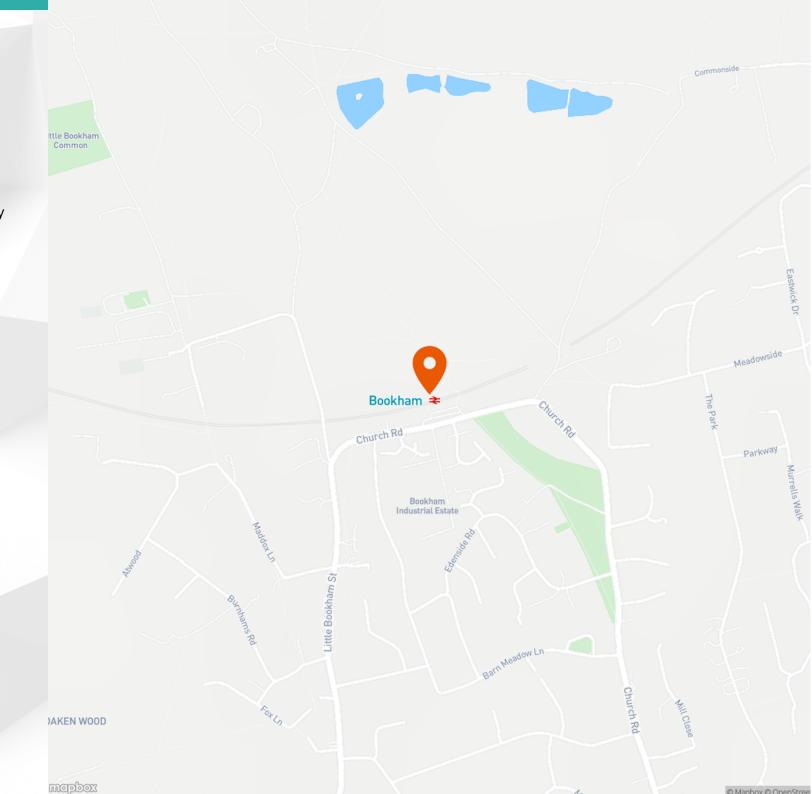


## Location



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.











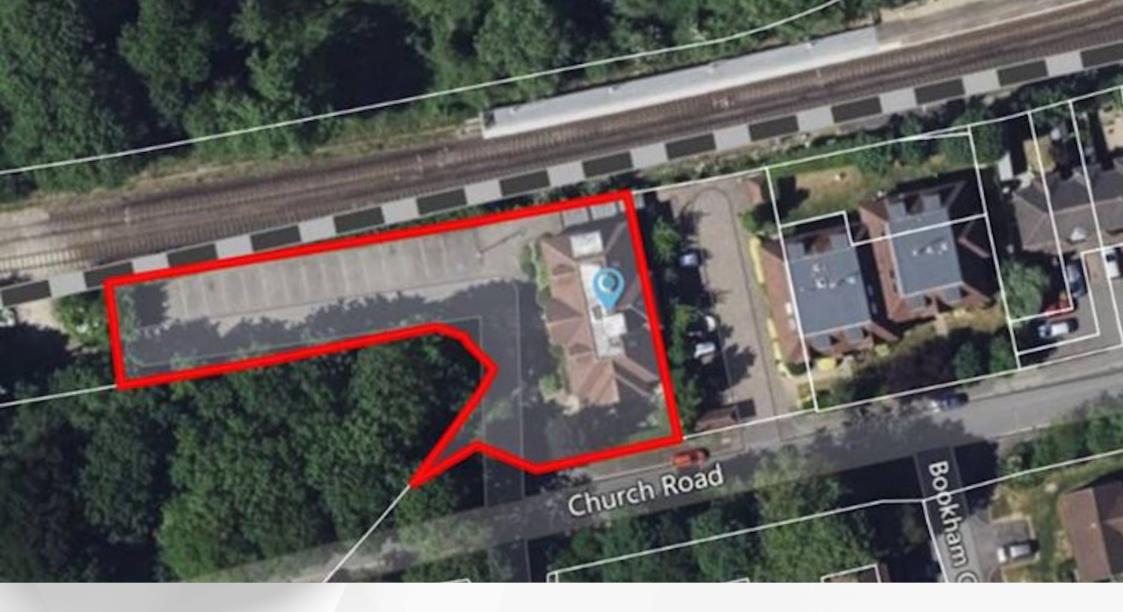












## **Enquiries & Viewings**



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