

**GROUND FLOOR
OFFICES**

**With A2 Use
TO LET**



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GROVE HOUSE, 110 SEND ROAD, SEND, GU23 7HN

Office Suite in Send Village - A2 use

Suitable for B1 use, subject to planning

c.46.45 sq m (500 sq ft) - main office plus meeting room

Daytime parking for 4 vehicles



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The premises are located in a prominent position in the centre of the village. Woking town centre is about 3 miles away. Good access to the A3 and to the M25 at Junction 10.

Description

A self-contained office suite on the ground floor of a property built c. 2006. There is under floor heating, full carpeting, double glazing and the office has its own kitchen and WC facilities. The offices also have the use of 4 car spaces during daytime office hours.

Accommodation

The accommodation is approximately as follows:

Main office	36.40 sq m	392 sq ft
Meeting room	7.29 sq m	78 sq ft
Kitchen	<u>2.76 sq m</u>	<u>30 sq ft</u>
Total	46.45 sq m	500 sq ft

Rent

£9,000 per annum exclusive.

Lease

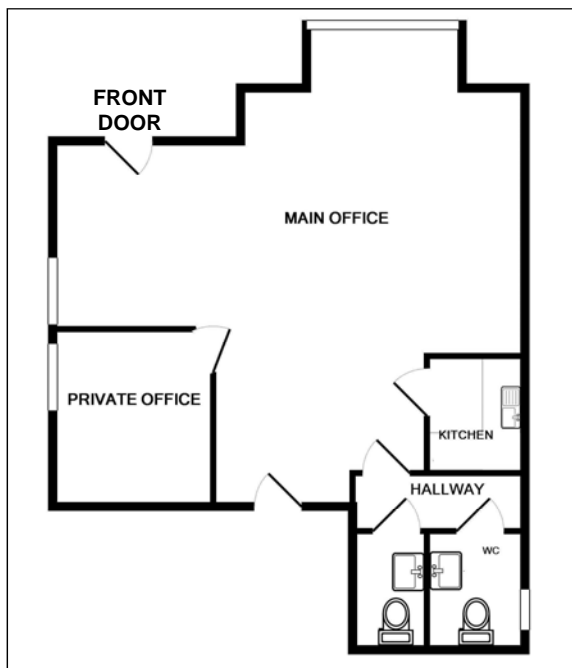
A new lease is available for a term to be agreed.

Rates

Rateable value: £5,600
Rates payable: £2,318.40 (2010/11)
Small business rates relief may be available resulting in a significant saving.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all

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