

BRAND NEW OFFICES
FOR SALE
OR
TO LET



EGi's Most Active Dealmaker - Surrey 2018/19



**2 KINGS COURT,
BURROWS LANE, GOMSHALL GU5 9QE**

High-Quality Ground Floor Offices with Parking

91.8 sq. m. / 988 sq. ft.

Self-Contained Office with Shower & WC

Super-Fast 1GB Fibre Connection

Views Onto the Surrey Hills



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
www.owenshipp.co.uk

2 KINGS COURT, BURROWS LANE, GOMSHALL

Location

This property is part of an exciting new rural office development which is located on Burrows Lane in Gomshall, right in the heart of the Surrey Hills AONB.

Kings Court is just off the A25, 6 miles to the east of Guildford and 6 miles to the west of Dorking. The closest train station is Gomshall, less than a mile from the development.

Description

Kings Court comprises four brand new buildings which are sub-divided into a total of eight self-contained offices. These are set around an allocated car park and garden landscaping with views to the east towards Shere.

The ground floor of unit 2 is available either for sale or for lease, and is a wholly open plan space with windows on three elevations. The suite will be fitted out with LED lighting, carpeted floors, a private shower and WC. A dedicated fibre internet connection runs into the development which provides every office with up to 1 Gbps speeds. This office comes with 4 on-site allocated car parking spaces.

This secluded location is the perfect antidote to busy town centres and traffic-congested commutes.

Accommodation

The useable floor area is approximately:

Unit 2: 91.8 sq. m. / 988 sq. ft.

Tenure

The freehold of this office is available to purchase, subject to a long leasehold of the flat above (which is also available to purchase).

The office is also available to let on a 5 or 10 year lease term.

Price

£345,000

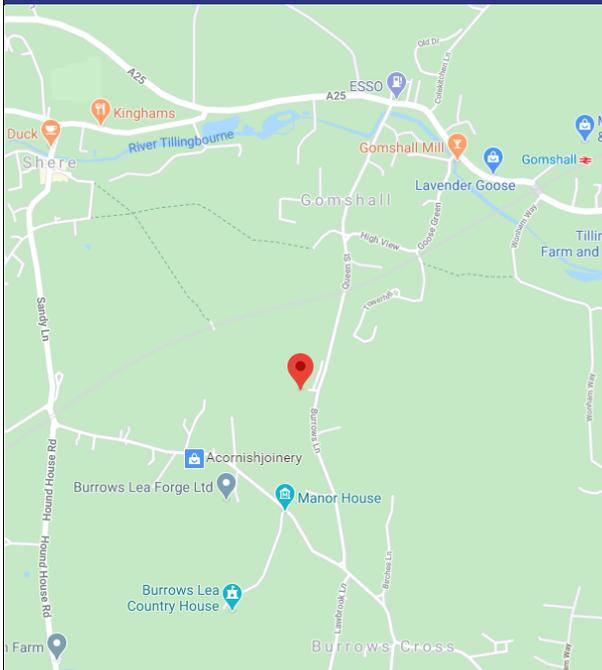
Rent

£29,500 p.a.

EPC

To be assessed

Map



Photo



Rateable Values

To be assessed

Viewing

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 interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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