



Ground floor class "E" office/commercial unit.

- Ground floor Class "E" office/commercial unit
- Self-contained with its own entrance
- Open-plan layout
- Ample on-site parking
- Peaceful rural business park location
- Excellent access to M3
- Good natural light



Location

Unit 3 is located at Snows Ride Farm in Windlesham, a well-established rural business park offering easy access to the M3 motorway (Junction 3) and nearby local amenities. The area benefits from a peaceful setting surrounded by a mix of commercial and countryside environments, making it ideal for businesses seeking a quiet yet accessible location.

Description

This self-contained ground floor Class "E" office/commercial unit provides a bright and functional workspace with good levels of natural light. The open-plan layout offers flexibility for various business uses, complemented by perimeter trunking and wall-mounted radiators. The premises benefit from their own entrance and on-site parking directly outside. Ideal for small businesses, startups, or satellite offices seeking adaptable accommodation in a professional yet relaxed setting.

Accommodation

Name	sq ft	sq m	Availability
Unit	279.71	25.99	Available
Total	279.71	25.99	

Rent

£6,500 per annum

EPC

C (57)

Terms

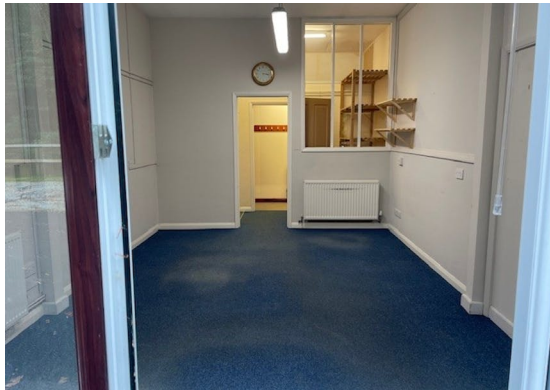
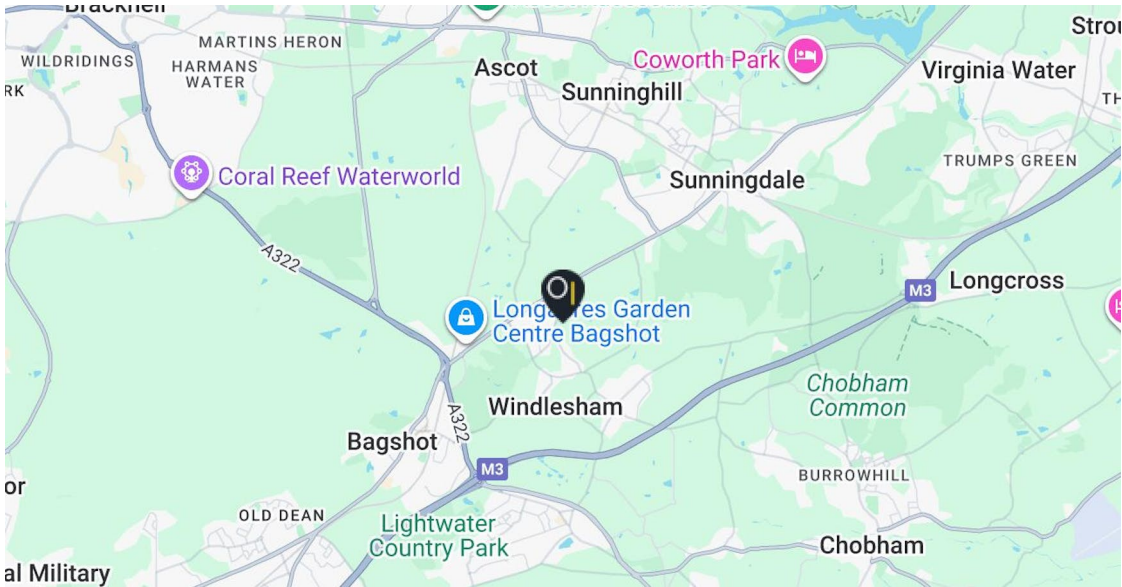
FRI Lease.

Rates and Charges

Rateable value: £2,950.
Rates payable: £1,472.05 per annum.
An additional 5.8% on top of the rent for maintenance of the grounds as a whole.

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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