



Mixed Office & Residential Investment Opportunity

Hartdene House

Bridge Road, Bagshot, GU19 5AT

Investment, Office

FOR SALE

3,473 sq ft

(322.65 sq m)

- Attractive building constructed in 2003
- Two self-contained office suites
- Large 2 bedroom penthouse flat
- Generous private parking provision
- Good quality office fit out

Hardene House, Bridge Road, Bagshot, GU19 5AT

Summary

Available Size	3,473 sq ft
Price	£950,000 Offers in the region of
Rates Payable	£10,691.08 per annum approx, from April 2023 (currently split into a number of ratings)
Rateable Value	£21,425
EPC Rating	Upon Enquiry

Description

Constructed in 2003 to modern building standards but following an attractive traditional design. The white rendered walls are complemented by a genuine slate roof. The windows are double glazed with laminated glass throughout. The doors are oak panelled with solid brass door furniture.

Location

Hardene House is conveniently located close to the centre of Bagshot, within easy walking distance of the shops and railway station. There is rapid access to the A30 and Junction 3 of the M3, just one junction from the M25, making this a very practical business location.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office 1	878	81.57	Available
Ground - Office 2b	353	32.79	Available
1st - Office 2a	1,192	110.74	Available
2nd - Penthouse Apartment	1,050	97.55	Available
Total	3,473	322.65	

Rents Payable

Office Suite 1 £1,500 pcm Rolling 3 month term
Office Suite 2a £25,500 pa Let under lease until 12/6/24
Office Suite 2b £7,200 pa Let under licence
Penthouse Flat £14,400 pa Let under an AST
Total Rent £65,100 pa

EPC

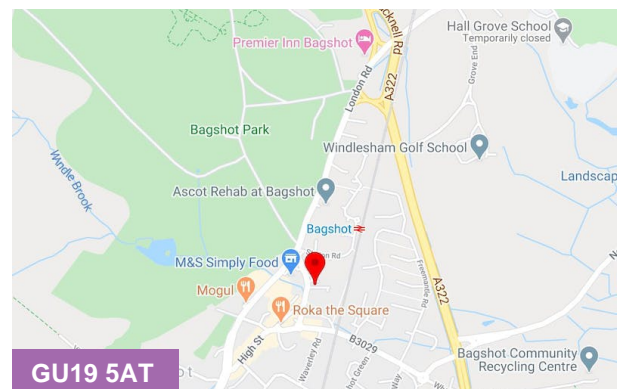
Office 1 Band D - 80
Office 2 Band E - 108
Apartment Band C - 75

Business Rates

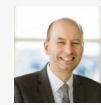
Office Suite 1 Rateable Value = £9,200
Office Suite 2a Rateable Value = £9,800
Office Suite 2b Rateable Value = £2,425
Penthouse Flat 3 Hardene House – Council Tax Band C
(Please confirm this information with Surrey Heath)

Legal Costs and VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.



Viewing & Further Information



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