

**SURREY**

**Mansard House, Church  
Road, KT23 3JG**



**OFFICE TO LET / FOR SALE**

**934 TO 4,035 SQ FT**

- Undergoing light refurbishment and landscaping
- Large car park area with up to 18 spaces subject to terms agreed
- Located 50 meters walk to Bookham train station
- Outside garden area and 1st Floor Balcony
- Potential conversion opportunity subject to planning permission
- Air-conditioned offices with W/Cs on each floor and a passenger lift
- To Let as whole or floor by floor basis
- Available with vacant possession on freehold basis



## Summary

<b>Available Size</b>	934 to 4,035 sq ft
<b>Rent</b>	£25 per sq ft
<b>Price</b>	Offers in excess of £1,250,000
<b>Rates Payable</b>	£9.23 per sq ft Based on the 2023 rating list, purchasers are advised to make their own enquires through Mole Valley
<b>Rateable Value</b>	£72,750
<b>EPC Rating</b>	C (72)

## 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.

## Location

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.

## 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
<b>Total</b>	<b>4,035</b>	<b>374.86</b>	

## 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.



**Natalie Furtado**  
07584 034 875  
nfurtado@vailwilliams.com



**Charlie Nicholson**  
07769 675 680  
cnicholson@vailwilliams.com

**vailwilliams.com**

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