



## Windlesham Court

51 Guildford Road, Bagshot, GU19 5NG

### Semi detached modern two storey office building

1,958 sq ft  
(181.90 sq m)

- 8 parking spaces
- Excellent access to Junction 3 of the M3
- Heating and cooling air conditioning
- Close to numerous amenities

Summary

Available Size	1,958 sq ft
Rates Payable	£11,851 per annum
Rateable Value	£23,750
EPC Rating	C (69)

Description

A semi detached modern two storey office property within a courtyard style development. There are suspended ceilings throughout with Category II recessed lighting. The ground floor offers open plan space, and at first floor level there are three good quality, demountable meeting rooms/offices . There are kitchens on both floors and two WC’s on the first floor landing. Externally there is a small brick built store, for additional storage.

Location

Windlesham Court is situated in a prominent position on Guildford Road, within easy walking distance of Bagshot centre. The property is very well located for access to the motorway network with Junction 3 of the M3 motorway being within half a mile of the property, as is the A30 London Road.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Office	980	91.04
1st - Office	945	87.79
Outdoor - Store	33	3.07
<b>Total</b>	<b>1,958</b>	<b>181.90</b>

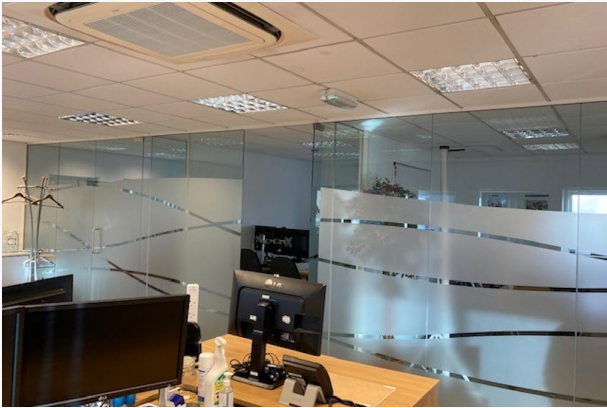
Terms

The property is offered freehold with vacant possession as of September 2022.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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