



6 Lakeside Business Park

Swan Lane, Sandhurst, GU47 9DN

**Modern office building within
an attractive lakeside setting**

2,471 sq ft
(229.56 sq m)

- 12 reserved parking spaces (plus a visitor space)
- Attractive courtyard setting
- Air conditioned
- Excellent natural light
- Close to local amenities
- LED lighting and raised floors
- Double glazed

Summary

Available Size	2,471 sq ft
Price	£550,000
Rates Payable	£18,463 per annum
Rateable Value	£37,000
Service Charge	Upon Enquiry
EPC Rating	D (83)

Description

6 Lakeside Business Park is a modern semi-detached, two storey office building situated in an established business park location within a semi-rural setting. The first floor is currently vacant and has recently been refurbished. The ground floor is occupied by a tenant with an Inside the Act lease which is due to expire on 31st March 2026. The tenant is paying a rent of £21,980 per annum. It is anticipated that the tenant intends to renew their lease.

Both the ground and first floor offices are well presented. The vacant first floor office provides predominantly open plan work space, with one separate meeting room. There is a pleasant kitchenette within the unit. As well as parking outside the office, there is also additional road parking along the main estate road. There is a pleasant waiting area both on the ground floor and also on the first floor.

Location

Lakeside Business Park is situated off Swan Lane, approximately 8 minutes drive from Junction 4 of the M3 motorway to the south and 10 miles to Junction 11 of the M4 motorway via the A329. The village centre of Sandhurst is within reasonable walking distance (approx ¼ mile) with a range of shops and amenities being readily available.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,256	116.69
1st - Office	1,215	112.88
Total	2,471	229.57

Terms

The office is available freehold.

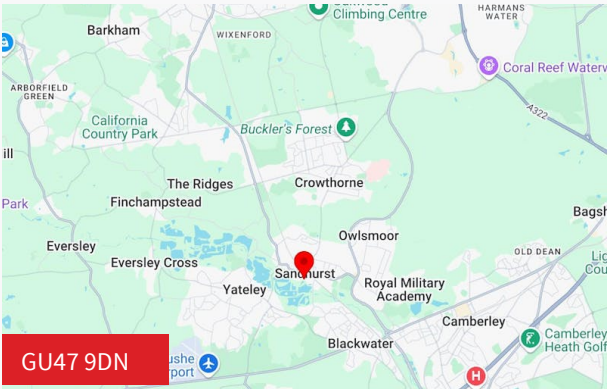
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

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

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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