



OFFICE 3, JAYES PARK COURTYARD, OCKLEY, SURREY, RH5 5RR

- **AWARD WINNING OFFICE DEVELOPMENT**
- **315 SQ FT (29.26 m²) WITH PARKING**
- **EXCELLENT ACCESS TO A24/A29**

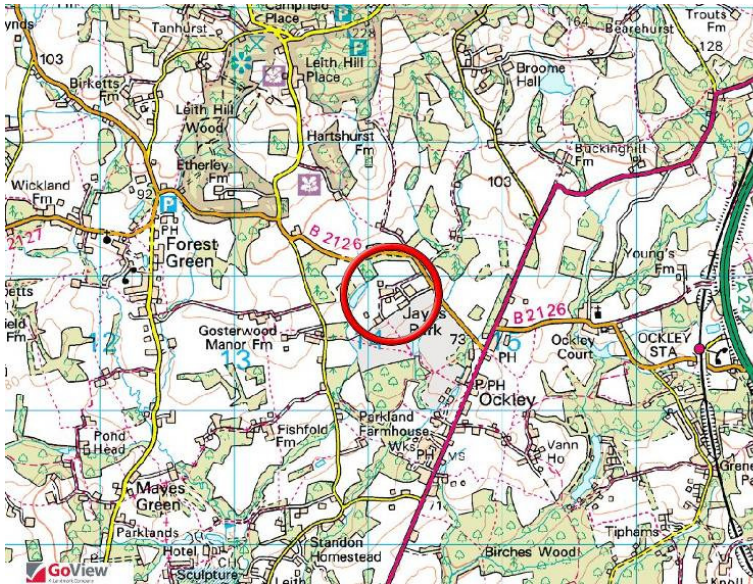
Colyer Commercial
CONSULTANT SURVEYORS

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Location

Ockley village is located near to the Surrey/ Sussex border with the nearby towns of Dorking and Cranleigh approximately 7 miles away.

Ockley has good road access with the A24 and A29 roads being nearby. Gatwick airport is approximately 20 miles and London approximately 31 miles. The nearest train station is Ockley Station which offers services direct to London Victoria in just over an hour.



Description

Jayes Park Courtyard is a unique and bespoke conversion of 1820's and 1870's model farm buildings and these premium offices were awarded the CLA design award in 1999, when it was converted to create 2 courtyards of premium offices. This single storey self contained office building has the following features:

- Fully carpeted
- High speed broadband available by separate negotiation. Details on request.
- Kitchenette
- Large car park
- Attractive wood beams
- Carbon offset benefits through biomass heating (with LPG back up).

Floor Areas

The net internal floor areas are approximately:

	Sq m	Sq ft
Total floor area	29.26 m ²	315 sq ft



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Terms

The premises are available to let on a new Lease for a term to be agreed with the tenants having an internal repairing and insuring responsibility. There is a service charge for the upkeep of the communal facilities with further details on application.

Rent

£5,828 per annum exclusive of rates.

Business Rates- Small Business Rates Relief.

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £5,400
UBR (2023/2024) 0.49 p in the £

Small business rates relief maybe available to eligible businesses.

EPC

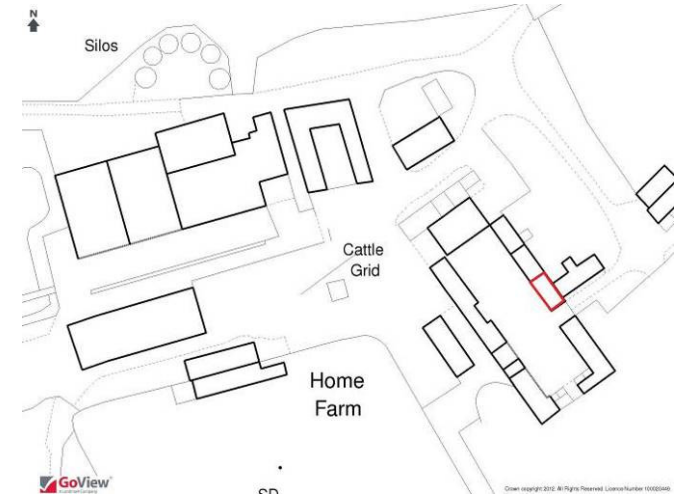
The building has an EPC rating of 29 (B). Further information available on request.

VAT

VAT will be chargeable on the rent.

Legal Costs

Each party to be responsible for their own legal costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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