



OFFICE 3 & 4, THE OLD STABLES, OKEWOOD HILL, OCKLEY, SURREY, RH5 5NA

- **RURAL BARN CONVERSION WITH LARGE PARKING AREA**
- **GROUND & 1ST FLOOR OFFICES TO RENT**
- **1,456 SQ FT (135.24 m²)**
- **HIGH SPEED FIBRE BROADBAND**

Colyer Commercial
CONSULTANT SURVEYORS

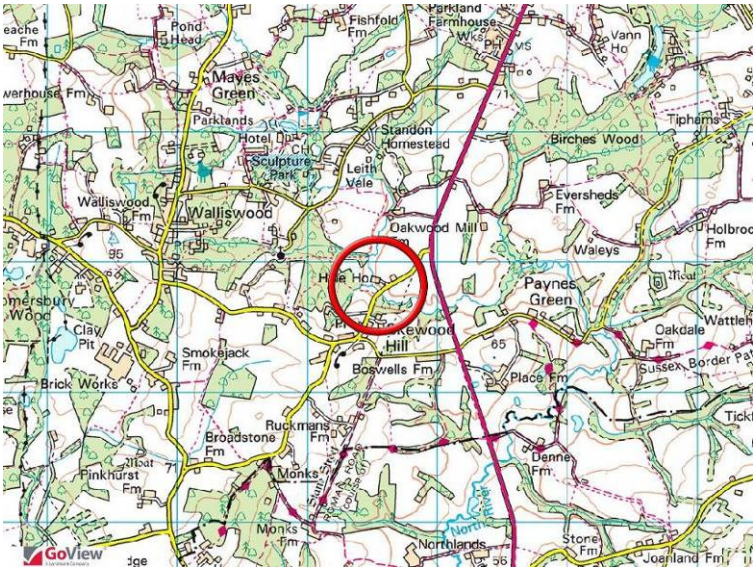
THE OLD STABLES, OKEWOOD HILL, OCKLEY, SURREY, RH5 5NA

Location

The Old Stables lies just off the A29, approximately one mile to the South of Ockley. 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

Set in a quiet, rural location, the site comprises a period timber framed barn, with adjoining former brick built stables that have been converted to offices. This self contained office building has the following features:

- High speed fibre broadband
- Newly carpeted
- Toilet facilities (male & female)
- New modern Lighting
- Large parking area
- Fitted kitchen
- Attractive wood beams

Floor Areas

We have measured the premise on a net internal floor area basis as follows:

| | Sq m | Sq ft |
|---------------------|-----------------------------|--------------------|
| Ground floor office | 98.74 m ² | 1,063 sq ft |
| Kitchen | 4.08 m ² | 44 sq ft |
| Mezzanine | 32.42 m ² | 349 sq ft |
| | 135.24 m² | 1,456 sq ft |

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

£17,500 per annum exclusive.

Business Rates

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

Rateable value: £15,000
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

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EPC

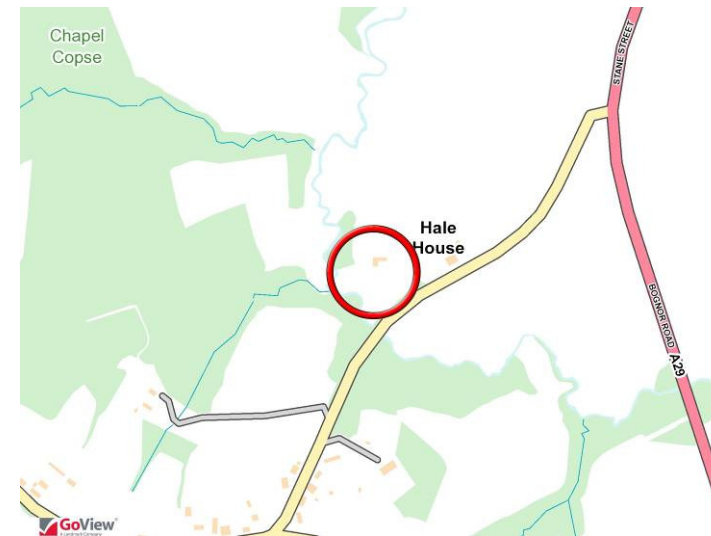
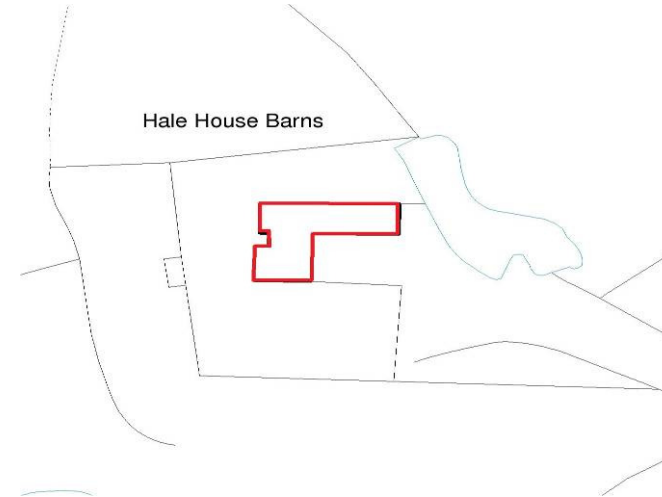
The property has an EPC rating of 47 (B). Certificate available upon request.

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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