



## **THE 1870 BUILDING & THE FORGE, JAYES PARK COURTYARD, OCKLEY, SURREY, RH5 5RR**

- **ATTRACTIVE GROUND FLOOR OFFICES TO LET**
- **FROM 583 SQ FT (54.16 m<sup>2</sup>) to 2,753 SQ FT (255.75 m<sup>2</sup>)**
- **WITH ALLOCATED PARKING**

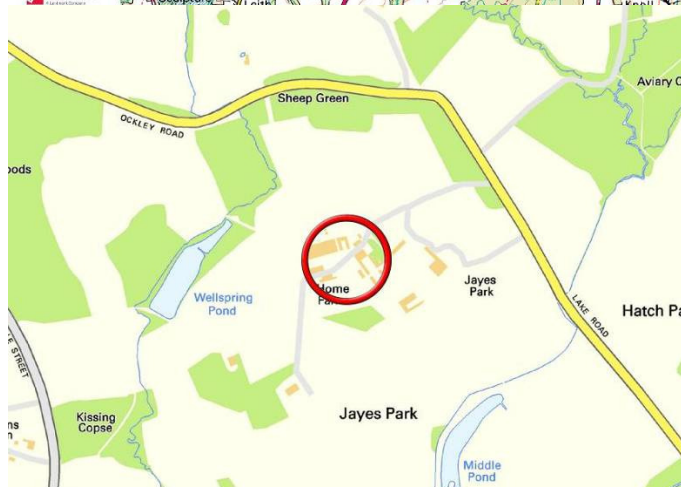
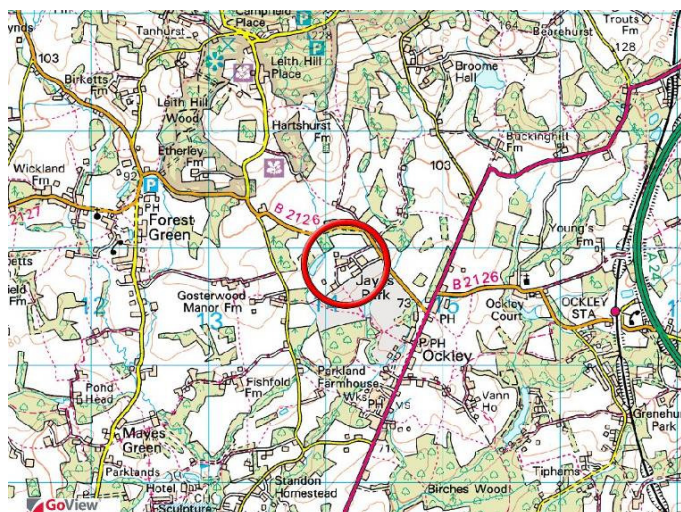
**Colyer Commercial**  
CONSULTANT SURVEYORS

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## Location

Ockley village is located near to the Surrey/ Sussex border with nearby Dorking and Cranleigh being 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

The offices form part of the Jayes Park Courtyard development which is an established office and business location. This single storey self contained office is due to be refurbished to create open plan office accommodation. The building could be subdivided in a number of ways two accommodate two or three separate lettings. The building has the following features:

- New modern lighting to be installed
- Double glazing
- New flooring to be installed
- Central heating system (biomass & LPG gas boiler)
- Allocated parking to be confirmed
- Fitted kitchens & WC facilities
- Attractive wood beams
- High speed Broadband – details upon request

## Floor Areas

We understand the premises have the following approximate net internal floor areas. The premises are due to be re-measured once the premises have been vacated and the strip out works have been completed.

	Sq m	Sq ft
1870 - Office A	78.13 m <sup>2</sup>	841 sq ft
1870 - Office B	32.42 m <sup>2</sup>	349 sq t
1870- Office C	91.04 m <sup>2</sup>	980 sq ft
	<b>201.59 m<sup>2</sup></b>	<b>2,170 sq ft</b>
The Forge	54.16 m <sup>2</sup>	583 sq ft
<b>Total Office floor area</b>	<b>255.75 m<sup>2</sup></b>	<b>2,753 sq ft</b>
Building B (Storage)	15.53 m <sup>2</sup>	208 sq ft

Our clients would consider sub-dividing the offices to allow for the letting to two or three separate tenants. Office B cannot be let on it's own so must be let as part of a combination with either office A or C.

Office A, B & C	2,170 sq ft
Office A & B	1,190 sq ft
Office B & C	1,329 sq ft
Office C	980 sq ft
Office A	841 sq ft

It may be possible to include the “The Forge” and “Building B” as part of a letting with the various options above.



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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

1870 Building : £30,400 per annum excl.

The 1870 Building could be sub-divided into two parts. Rent and further details on application.

The Forge: £9,000 per annum.  
Archive Storage: Rent on application.

## Business Rates- Small Business Rates Relief

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

The 1870 Building £21,250  
The Forge: £8,100  
UBR (2019/2020) 49.1 p in the £

100% business rates relief may be applicable. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

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.

## EPC

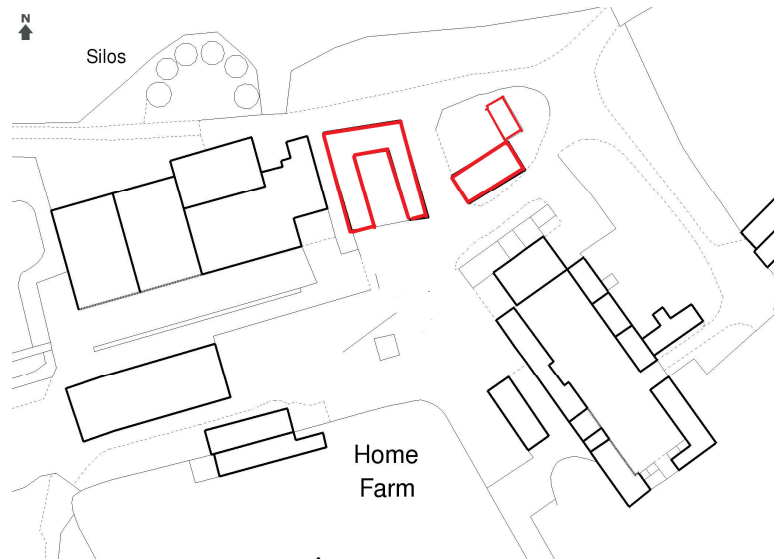
The 1870 Building has an EPC rating of 89 (D). Certificate available upon request. An EPC has been ordered for the Forge and will be prepared once the renovation works have been completed.

## VAT

VAT will be chargeable on the rent.

## Legal Costs

Each party to be responsible for their own legal costs.



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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