

**NEW BUILD
COMMERCIAL UNITS
TO LET OR FOR SALE**



EGi's Most Active Dealmaker - Surrey 2017/18



KINGS YARD, BURROWS LANE, GOMSHALL GU5 9QE

New Build Out of Town Office Scheme

11 Self-Contained Offices (with possible reconfiguration)

460 sq. ft. - 5,760 sq. ft.

Extensive On Site Parking

Completion Q2 2019



Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, Surrey, GU1 3UW
www.owenshipp.co.uk

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Location

Kings Yard is located in the picturesque village of Gomshall about a mile from the mainline railway station, with services into Reading and Redhill, and half a mile from the A25, which provides vehicle access to Guildford and Dorking. The development is situated in a rural setting with views over open fields.

Description

Kings Yard is a new commercial development which comprises three detached office buildings and a live/work unit. These buildings are subdivided into 11 self-contained units with allocated on site parking.

Accommodation

The accommodation is approximately as follows:

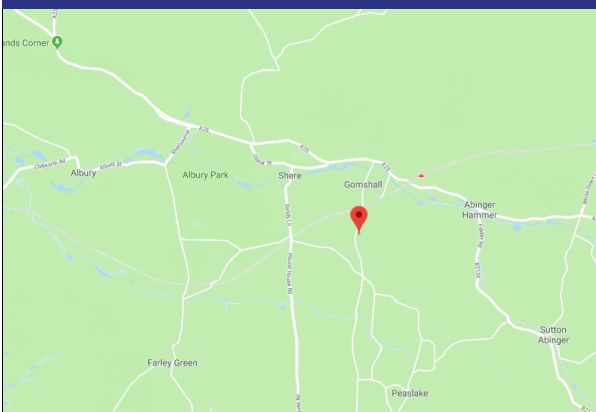
1A	82.8 sq. m. / 891 sq. ft.
1B	42.5 sq. m. / 457 sq. ft.
2 (Live/ Work)	148.4 sq. m. / 1597 sq. ft.
3A	141.9 sq. m. / 1527 sq. ft.
3B	112.8 sq. m. / 1214 sq. ft.
3C	97.2 sq. m. / 1046 sq. ft.
3D	183.3sq. m. / 1973 sq. ft.
4A	44.4 sq. m. / 478 sq. ft.
4B	123.6 sq. m. / 1330 sq. ft.
4C	77.2 sq. m. / 831 sq. ft.
4D	136.2 sq. m. / 1466 sq. ft.

Prices/ Rents

Rent: Please see attached schedule.

Freehold: Price on application.

Map



Tenure

These units are available to purchase freehold or lease on 10 year lease terms.

Timeframe for Completion

These units are estimated to be completed in Q2 2019

Business Rates

To be assessed

Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

EPC

To be assessed

Viewings

Strictly by Appointment with the Sole Agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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Pricing Schedule

Unit No.	Floor Area GIA (sq. ft.)	No. Of Car Parking Spaces	Rent (P.A.)
1A	891	3	£20,000
1B	457	1	£12,000
1	1349	3	£32,000
2	1597	3	N/A
3A	1527	3	£33,000
3B	1214	3	£25,000
3C	1046	3	£23,000
3D	1973	4	£45,000
3	5761	13	£126,000
4A	478	1	£12,000
4B	1330	3	£30,000
4C	831	2	£20,000
4D	1466	4	£33,000
4	4105	11	£1,275,000
Whole	12,812	30	£253,000

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