



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

- **RURAL BARN CONVERSION WITH LARGE PARKING AREA**
- **GROUND & 1ST FLOOR OFFICES TO RENT**
- **OFFICE 1 & 2 – UNDER OFFER**
- **OFFICE 3 & 4 - AVAILABLE 1,456 SQ FT (135.24 m²)**
- **HIGH SPEED FIBRE BROADBAND**

Colyer Commercial
CONSULTANT SURVEYORS

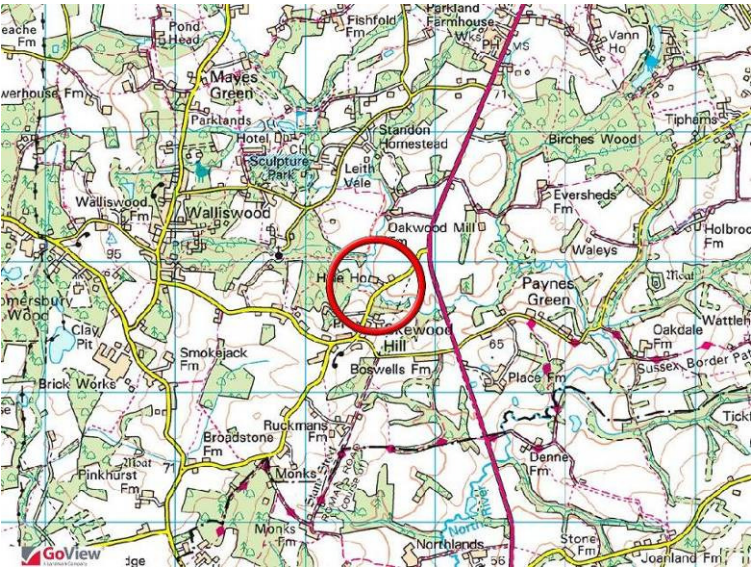
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Location

Hale House Farm 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 will have the following features:

- High speed fibre broadband
- Shower room (office 1)
- Toilet facilities (male & female)
- New modern Lighting
- Large private parking area
- Fitted kitchen (Offices 1 & 2)
- Attractive wood beams
- Newly carpeted

Floor Areas

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

	Sq m	Sq ft
Office 1 & 2		Under Offer
Ground floor (room1)	29.66 m ²	319 sq ft
Ground floor (room 2)	25.83 m ²	278 sq ft
1 st floor office	30.25 m ²	325 sq ft
Kitchen	5 m ²	54 sq ft
Store/corridor	15.34 m ²	170 sq ft
	106.08 m²	1,146 sq ft
Office 3 & 4		Available
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
Total floor area:	241.73 m²	2,602 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

Office 1 & 2 : £14,500 pa
Office 3 & 4: £17,500 pa

**UNDER OFFER
AVAILABLE**

Business Rates

The business rates are due to be re-assessed shortly by the valuation office.

EPC

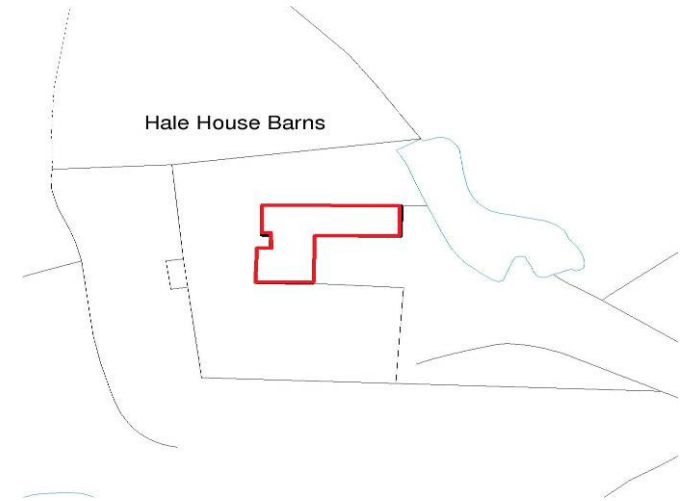
We have been informed that the property is Grade II listed and therefore an EPC does not need to be produced.

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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