

MODERN A/C FIRST FLOOR OFFICES TO LET OR THE BUILDING CAN BE PURCHASED FREEHOLD

1,215 – 2,471 ft² (112.9 – 229.5 m²) **£18 ft² or £550,000**

**UNIT 6 LAKESIDE BUSINESS PARK, SWAN LANE,
SANDHURST, GU47 9DN**

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- ▶ **Refurbished Office Space to a High Standard**
- ▶ **6 Reserved Parking Spaces per floor plus 1 shared visitor space**
- ▶ **Attractive Courtyard and Lakeside Development**
- ▶ **Double Glazed Windows and Doors**
- ▶ **Air Conditioning**
- ▶ **Suspended Ceilings with Inset LED Lighting and Raised Floors**

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LOCATION

Lakeside Business Park is an attractive courtyard office scheme offering businesses peaceful yet conveniently located office space with good parking facilities.

Access to Junction 4 of the M3 is approximately 10-15 minutes drive away, and Sandhurst Halt station is around a 10-12 minute walk away which is located on the Guildford to Reading line.

Sandhurst shopping centre within walking distance offers a diverse mix of retail uses including major names such as Co-op, Greggs, Tesco Express, Dominos etc, but also many small retail businesses/retailers covering a good number of uses such as the tenant company with decorating supplies, further down the road and opposite pet shops, a large family DIY Hardware shop, hairdressers, chip shop etc.



DESCRIPTION

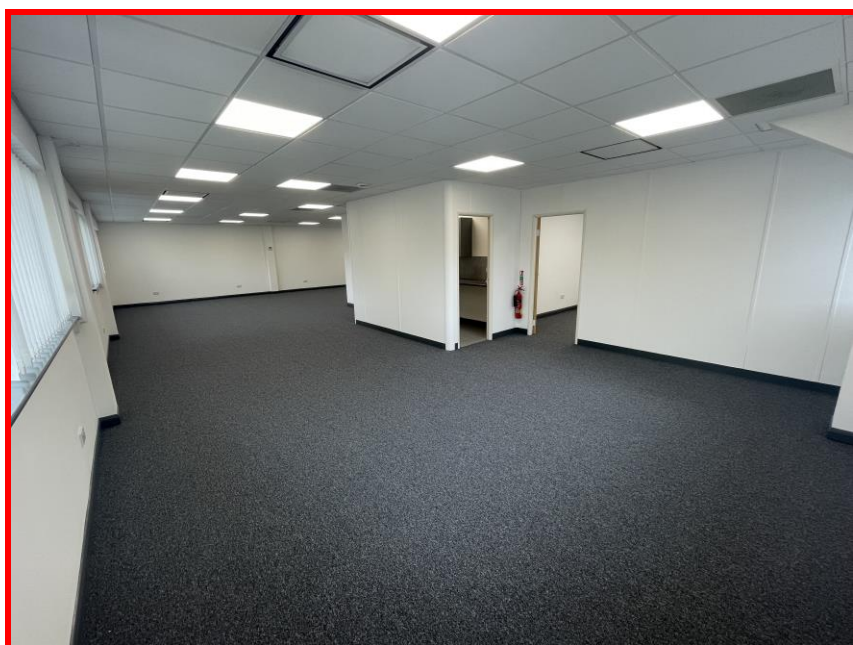
A modern two storey office building constructed around 20 years ago, offering open plan accommodation, a meeting room and a kitchenette. The offices are approached via the entrance hall which is shared only with a ground floor tenant. On the first floor landing there are gents toilet facilities and a ladies/DDA compliant toilet on the ground floor, these toilets are shared between the two tenants within the building. The office suite benefits from Air Conditioning.

ACCOMMODATION

Approximate floor areas:

Ground Floor	1,256 ft ²	116.6 m ²
First Floor	1,215 ft ²	112.9 m ²

Total Area 2,471 ft² 229.5 m²





AMENITIES

- 6 reserved parking spaces per floor
- One further visitor parking space shared with the ground floor tenant
- Estate access by a pleasant private road
- Views over lake
- Suspended ceilings with inset lighting
- Meeting Room
- Kitchenette
- Raised access floors
- Toilet facilities
- Double-glazed sealed unit windows and doors
- Air conditioning
- Walking distance to Sandhurst Shops and Sandhurst Halt Railway Station
- If sold, the ground floor is let to a reliable tenant (further details below)



LEASE TERM A new lease is available with length of term by agreement.

RENT An annual rent of £21,870 exclusive of all other outgoings which computes to approximately £18 ft².

FREEHOLD Our client will sell their freehold interest of the whole building, subject to the lease/tenancy of the existing ground floor tenant, detailed information on the ground floor lease set out below, with a price guide of “Offers in the Region of £550,000” plus VAT.

GROUND FLOOR TENANT/LEASE The ground floor is let to a reliable tenant, they are paying a rent of £21,980 plus VAT pax, and their lease expiry is 30th March 2026. The tenant has confirmed that they would like to remain at the premises by way of a new lease, however, as the current lease is included within the renewal and compensation provisions of the 1954 landlord and tenant act, both landlord and tenant can simply “hold over” and continue the tenancy if either party chooses not to serve their notice to quit, or both parties can choose to agree a new lease if preferred.

SERVICE CHARGE & BUILDINGS INSURANCE

For the first floor if let, an annual service charge of £2,450 plus VAT which includes buildings insurance premium, garden maintenance, waste disposal, general maintenance, street lighting, external window and gutter cleaning, street lighting and the general repair and maintenance of the development and barriers. Internally, cleaning, intruder/fire alarm annual contract, fire-fighting equipment service and utility bills are split evenly with the ground floor tenant.

VAT

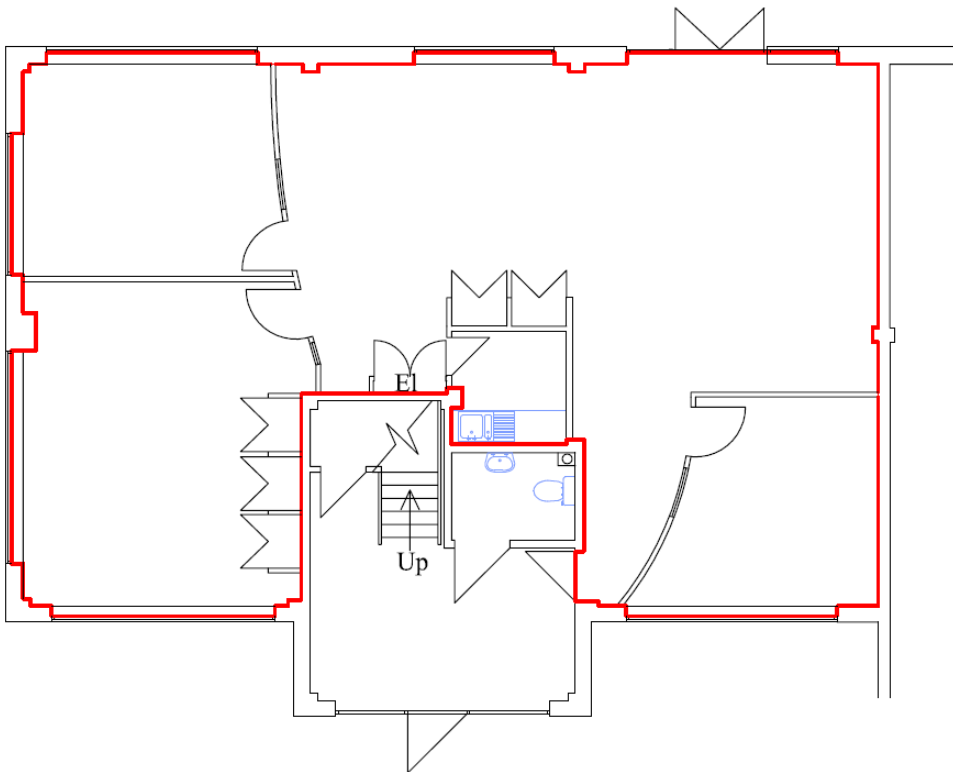
The property is elected for VAT, therefore VAT will be chargeable on the rent, service charge and purchase price.

BUSINESS RATES The current rateable value for the first floor is £18,000 which equates to rates payable of approximately £8,982 for 2024/2025.

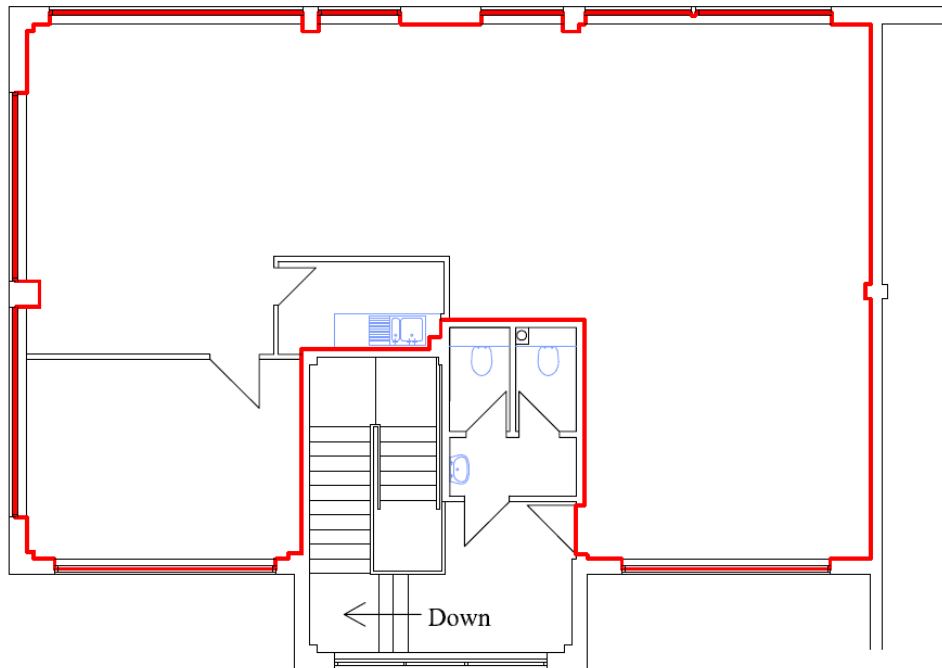
LEGAL COSTS Each party to be responsible for their own legal costs.

FLOORPLAN (NOT TO SCALE)

Ground Floor Unit 6



First Floor Unit 6



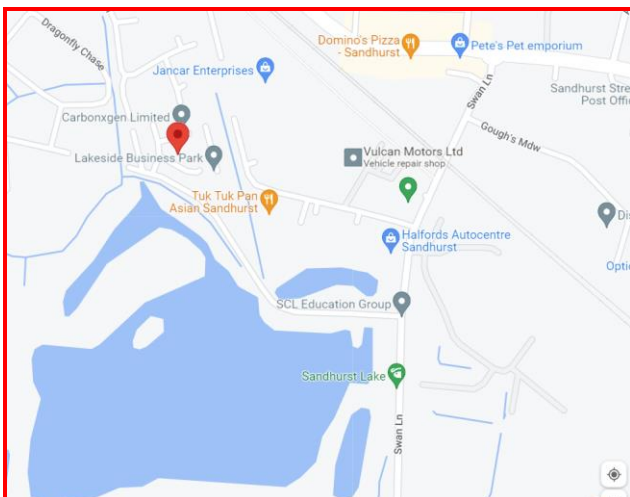
ENERGY PERFORMANCE CERTIFICATE

76-100

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83 | **D**

LOCATION PLAN



DIRECTIONS

From Yorktown Road roundabout with Swan Lane, proceed into Swan Lane, and Lakeside Business Park is the third turning on the right of the road.

VIEWING

Strictly by appointment with joint sole agents:

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