



BAKERSGATE

299A CONNAUGHT ROAD
BROOKWOOD
SURREY
GU24 0AD





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299A CONNAUGHT ROAD, BROOKWOOD
SURREY

2 Newly Built and 1 recently refurbished quality Commercial space.

From 430ft² to 1,812ft².

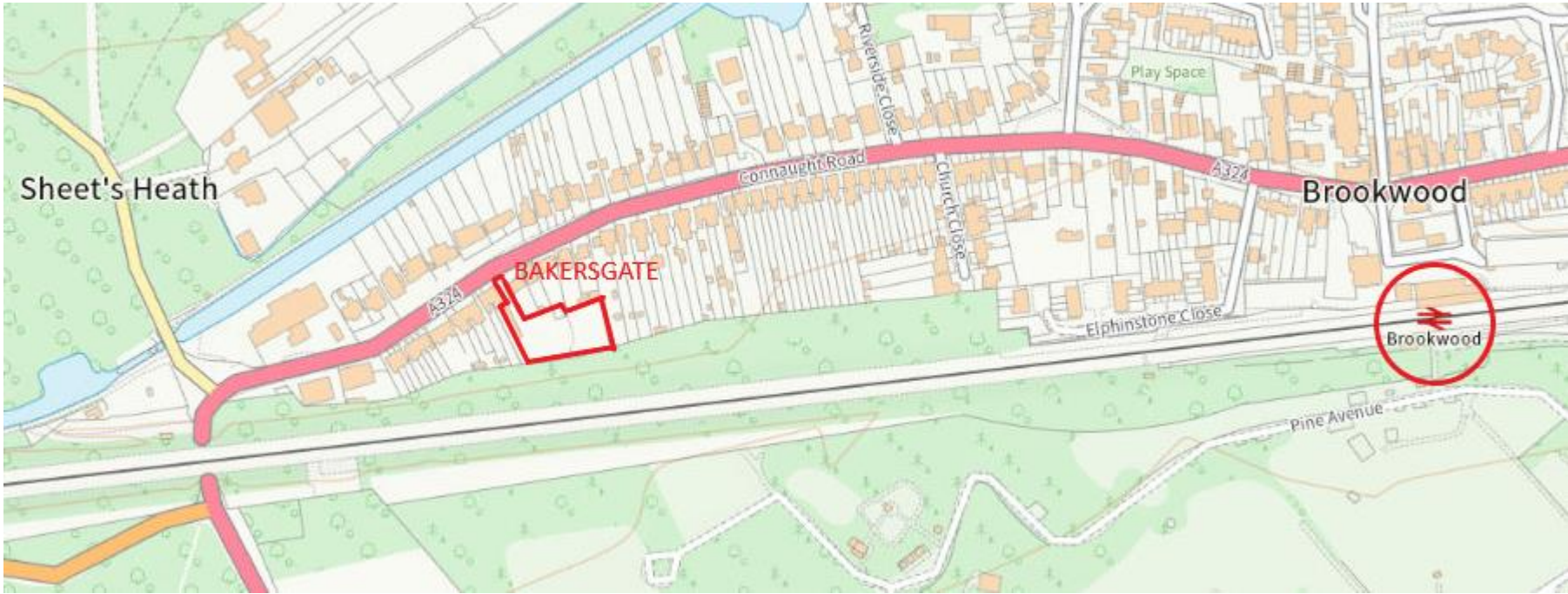
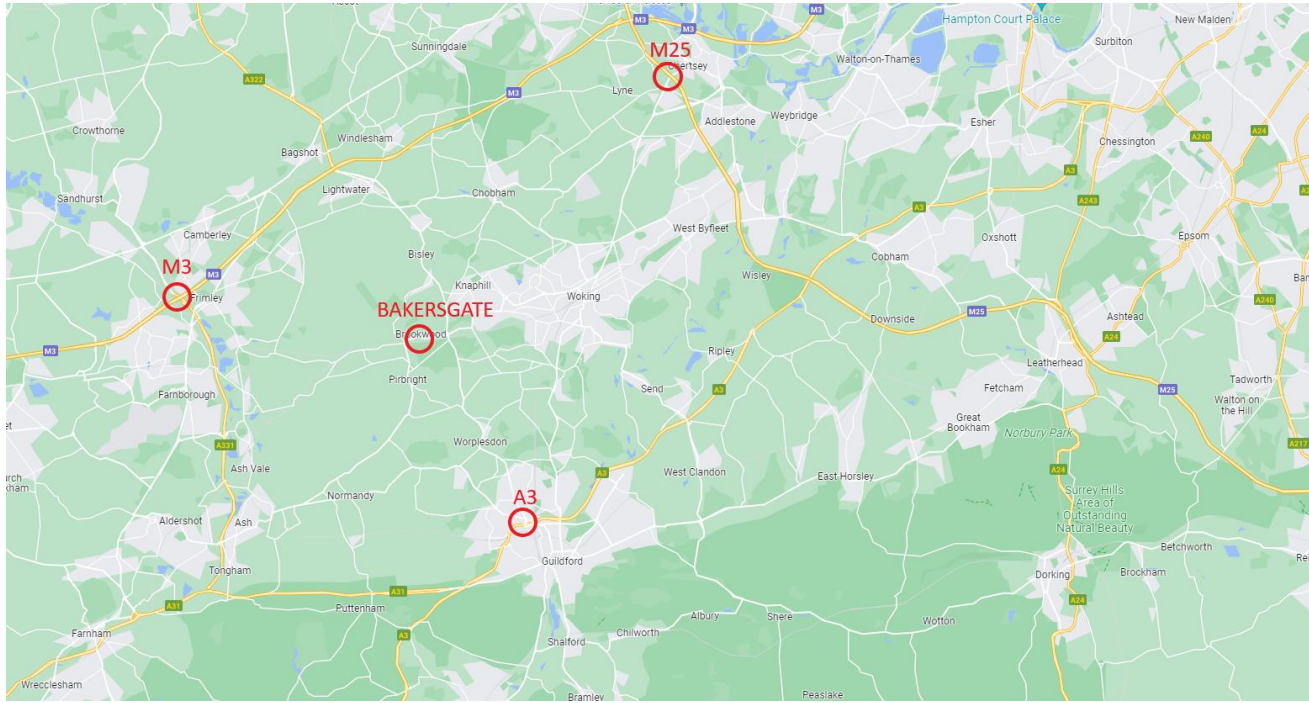
Class B1 (a) and E (g) (i) (offices)usage. Available for other uses subject to planning.

The property is located only 5 to 6 minutes walk from Brookwood mainline train station which gives access to London Waterloo in just over 30 minutes. The M3 junction 4 is 5 miles away (circa 15 minutes), the A3 Guildford is 6 miles away (circa 16 minutes) and the M25 Junction 11 is 8.5 miles away (circa 20 minutes). Heathrow and Gatwick Airports are 18 miles and 40 miles away respectively.

Other local facilities include local shops, Sainsburys Superstore and the picturesque village of Pirbright with its country pubs on the green.

The development is accessed via a private road leading to an abundance of dedicated parking spaces - which is rare in the local area. A number of the spaces have future provision for electric charging points.













Building 1

1,812ft² GIA.

This building, once a bakery has recently undergone a full refurbishment and is presented to a high standard.

The accommodation comprises of 4 separate offices of varying sizes, a reception area, kitchenette and two toilets.

Allocated parking for 9 cars with a further overflow parking provision (See parking provision site plan).

CAT 6 Data cabling back to central cabinet.

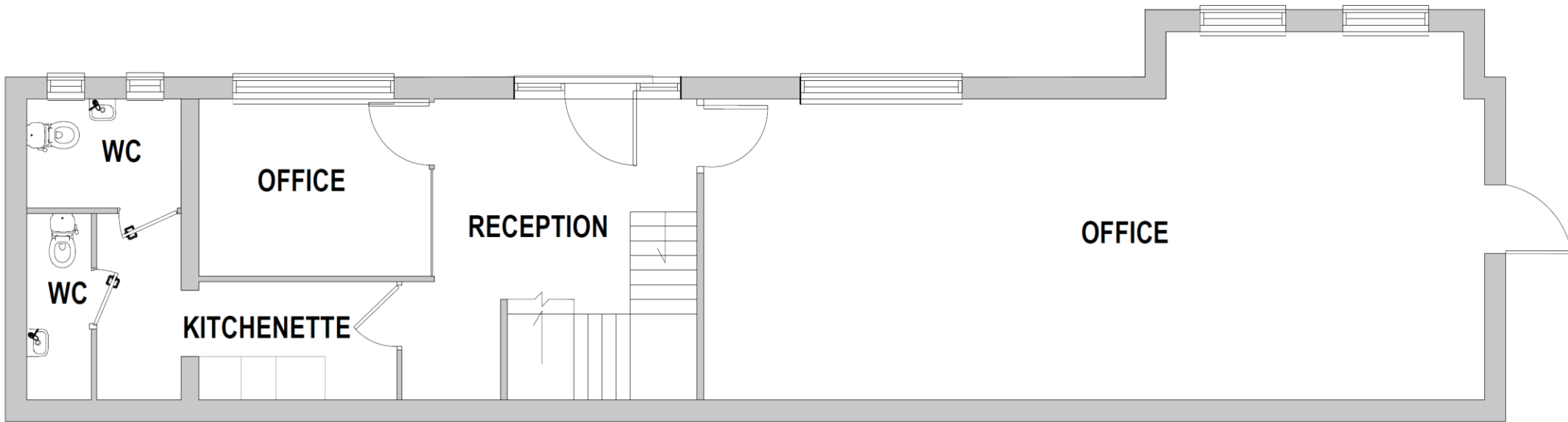
Gas Central heating and future provision for Air Conditioning. Wired CCTV (with remote access)

Fire and Security alarm all ready installed.



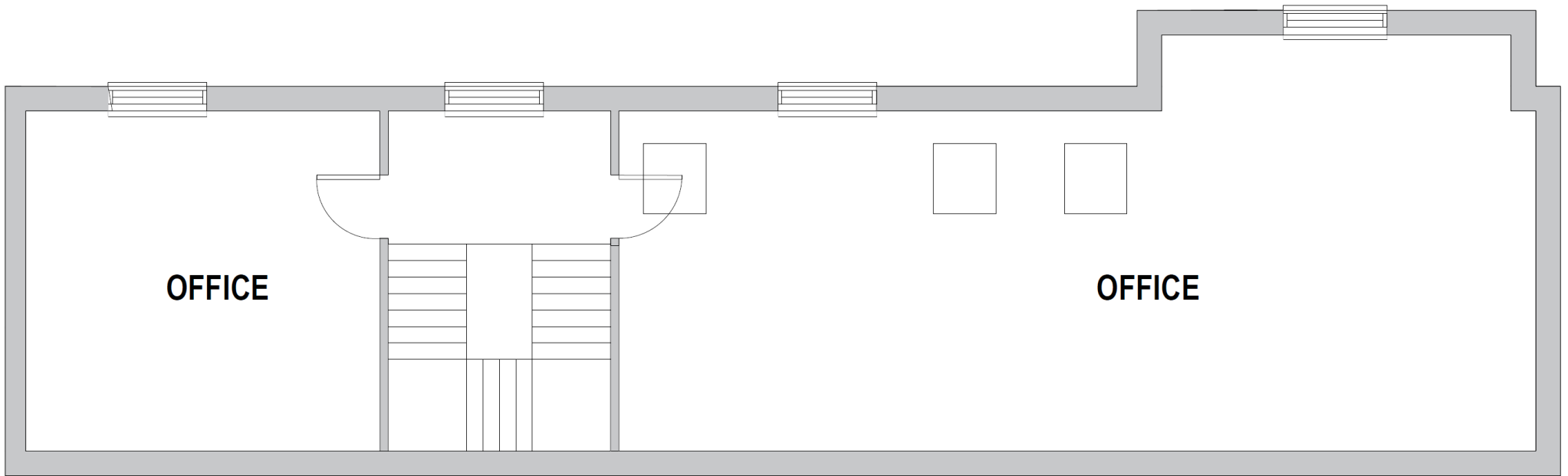


Ground Floor Plan





First Floor Plan

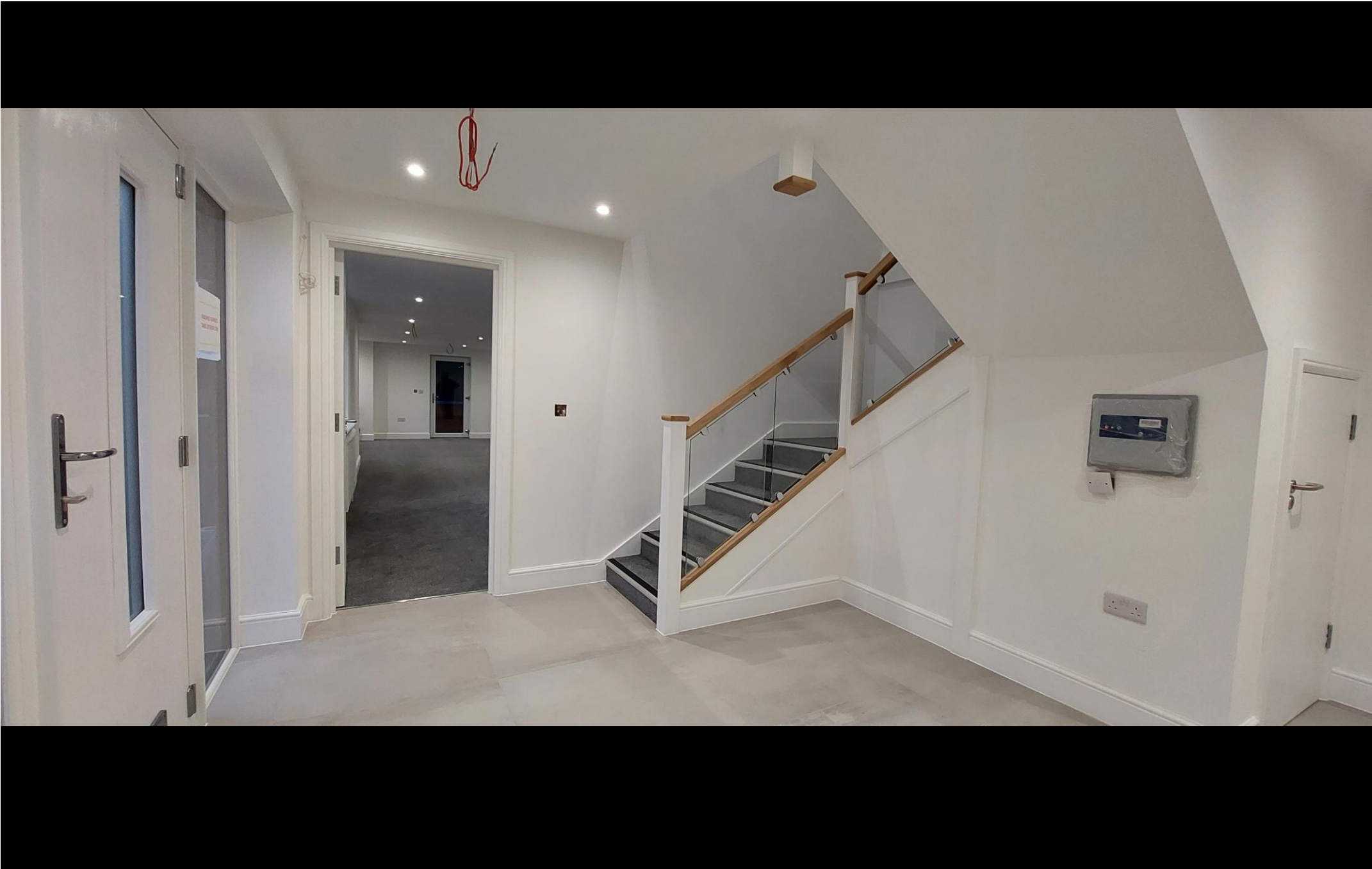


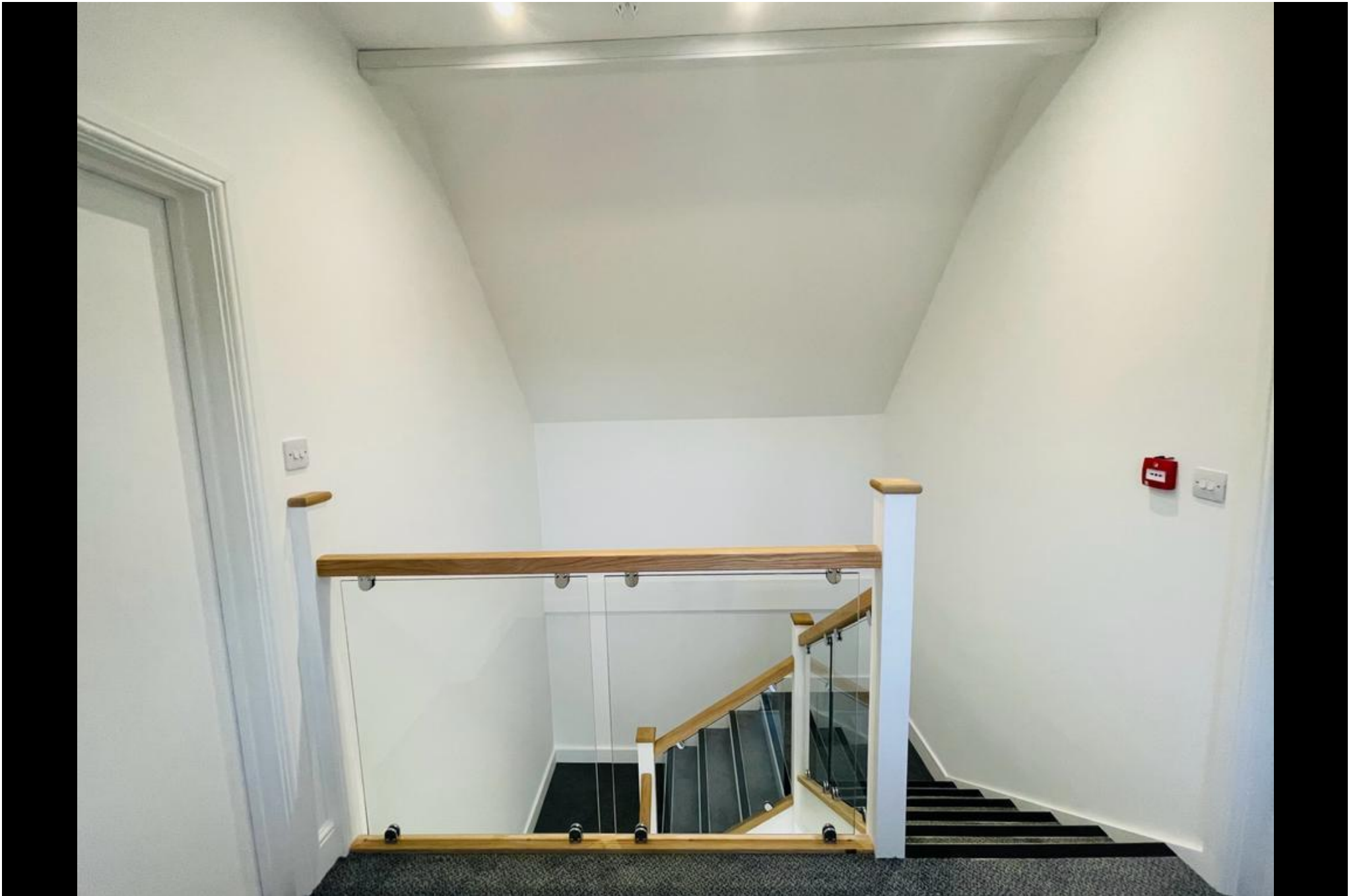




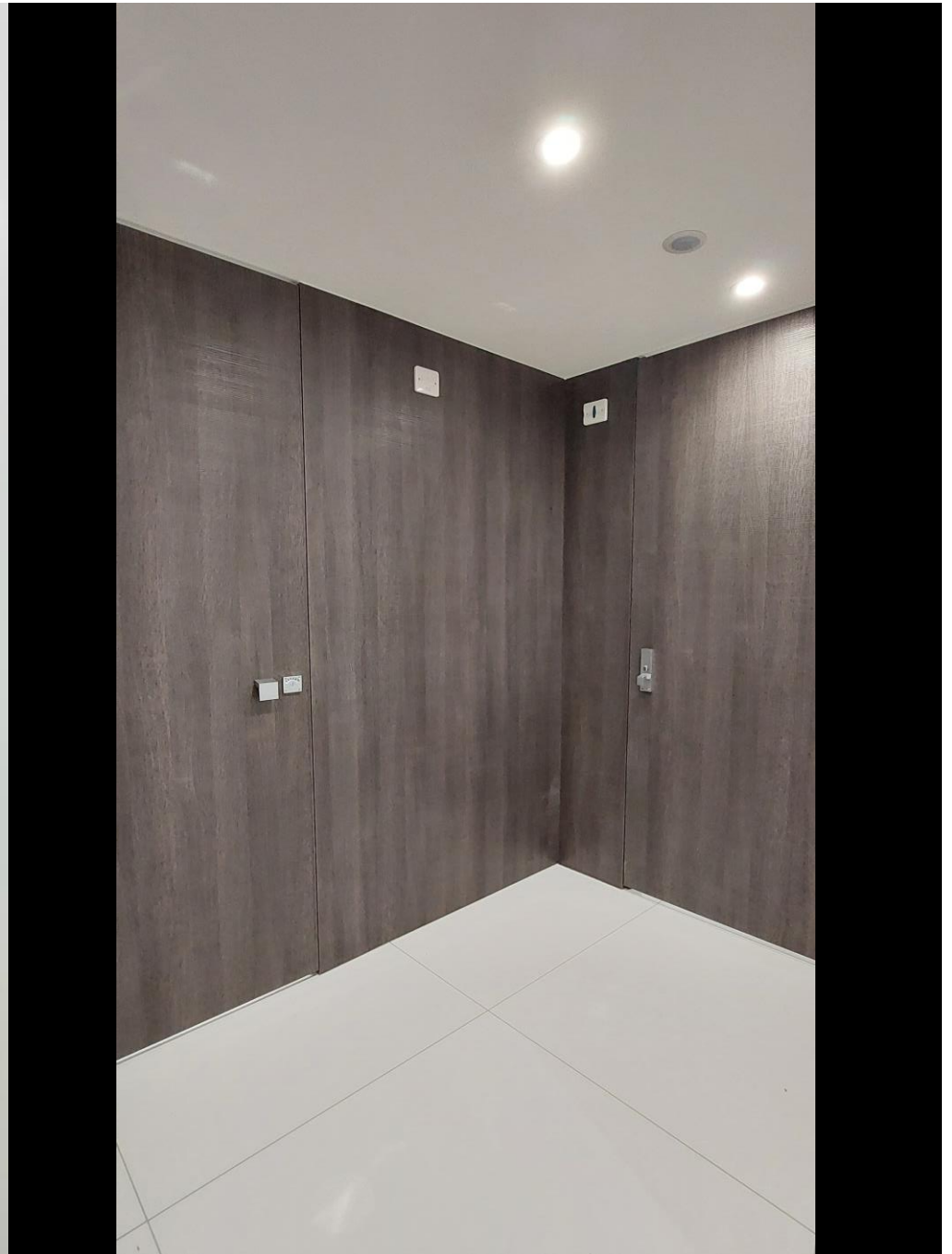
















Building 2

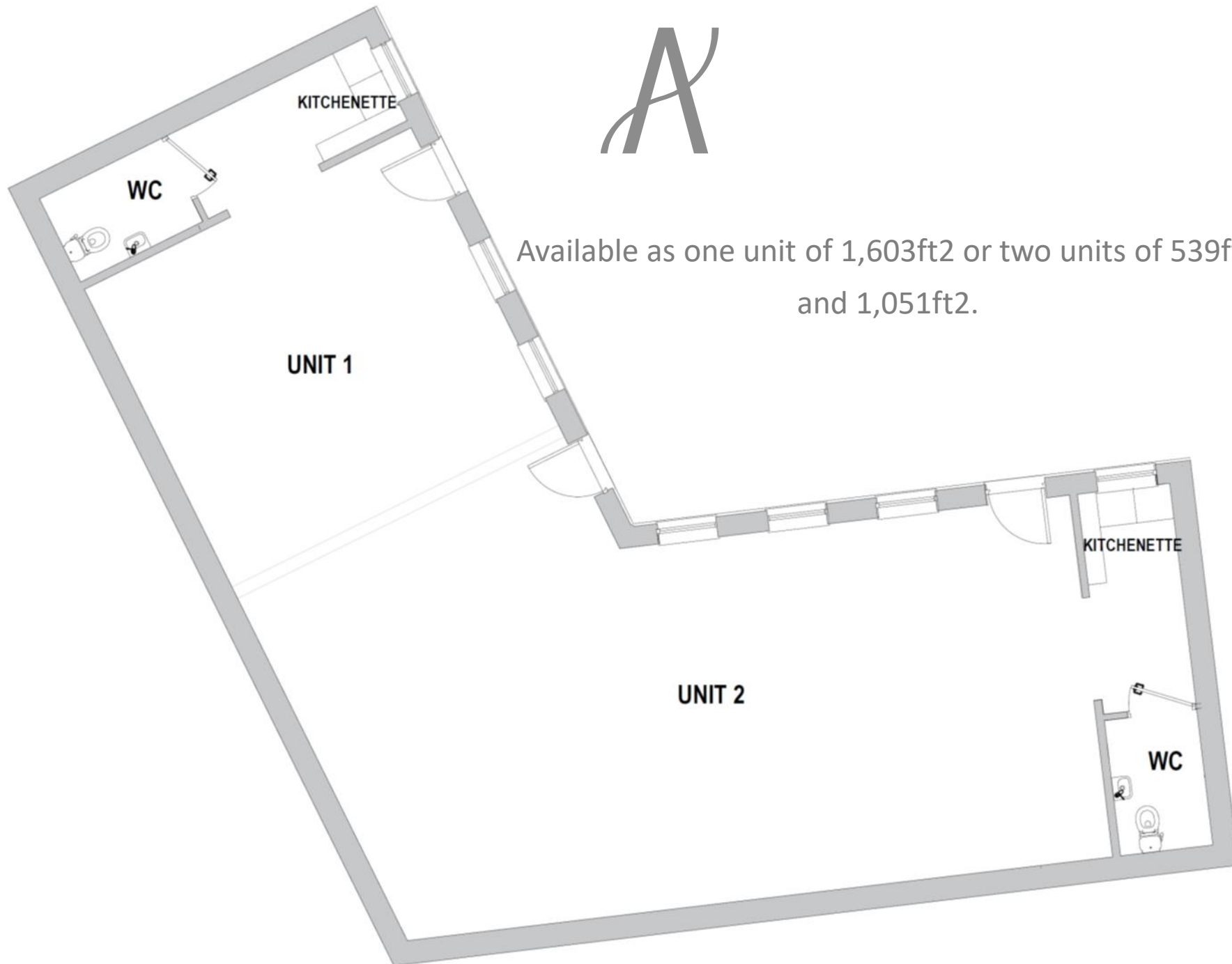
A newly constructed barn style building, available as one unit of 1,600ft² or two units of 540ft² and 1,050ft².

The vaulted ceilings give a sense of space and grandeur, complimented by the modern energy efficient lighting. Two kitchenette areas and two WC's. Heat and cooling Airconditioning. Dado trunking pre-wired and adaptable track lighting to allow for flexibility of desk locations. There are two, full height, mezzanine areas ideal for extra dead filling and general storage. The building is Pre-wired for CCTV and whole building Fire Alarm and combined or individual Security Alarm (dependent on office layout) are in place. Allocated parking for 9 cars with a further overflow parking provision (See parking provision site plan).

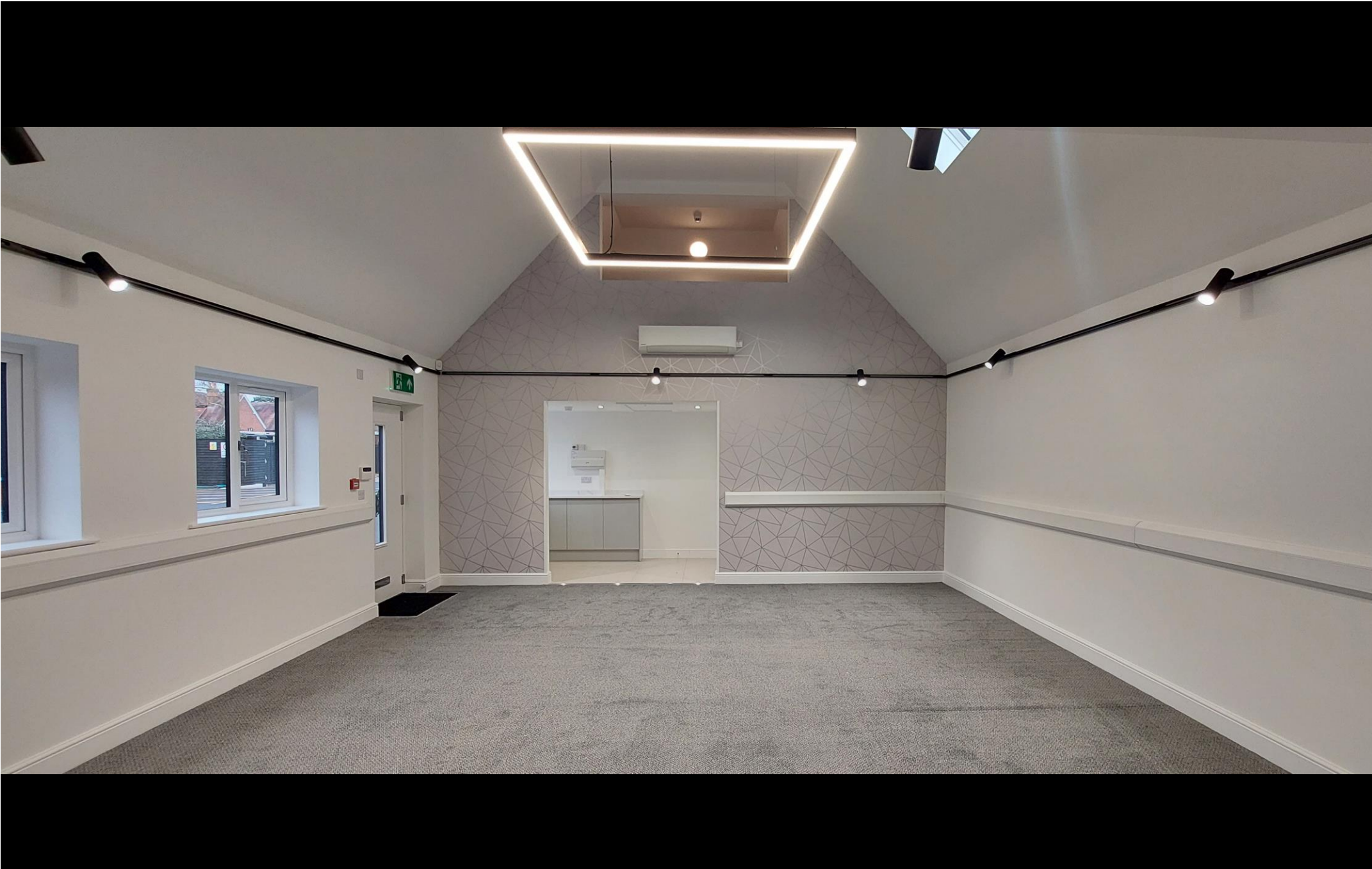
CAT 6 Data cabling back to central cabinet.

PC Sum allowance for tenants choice of flooring.

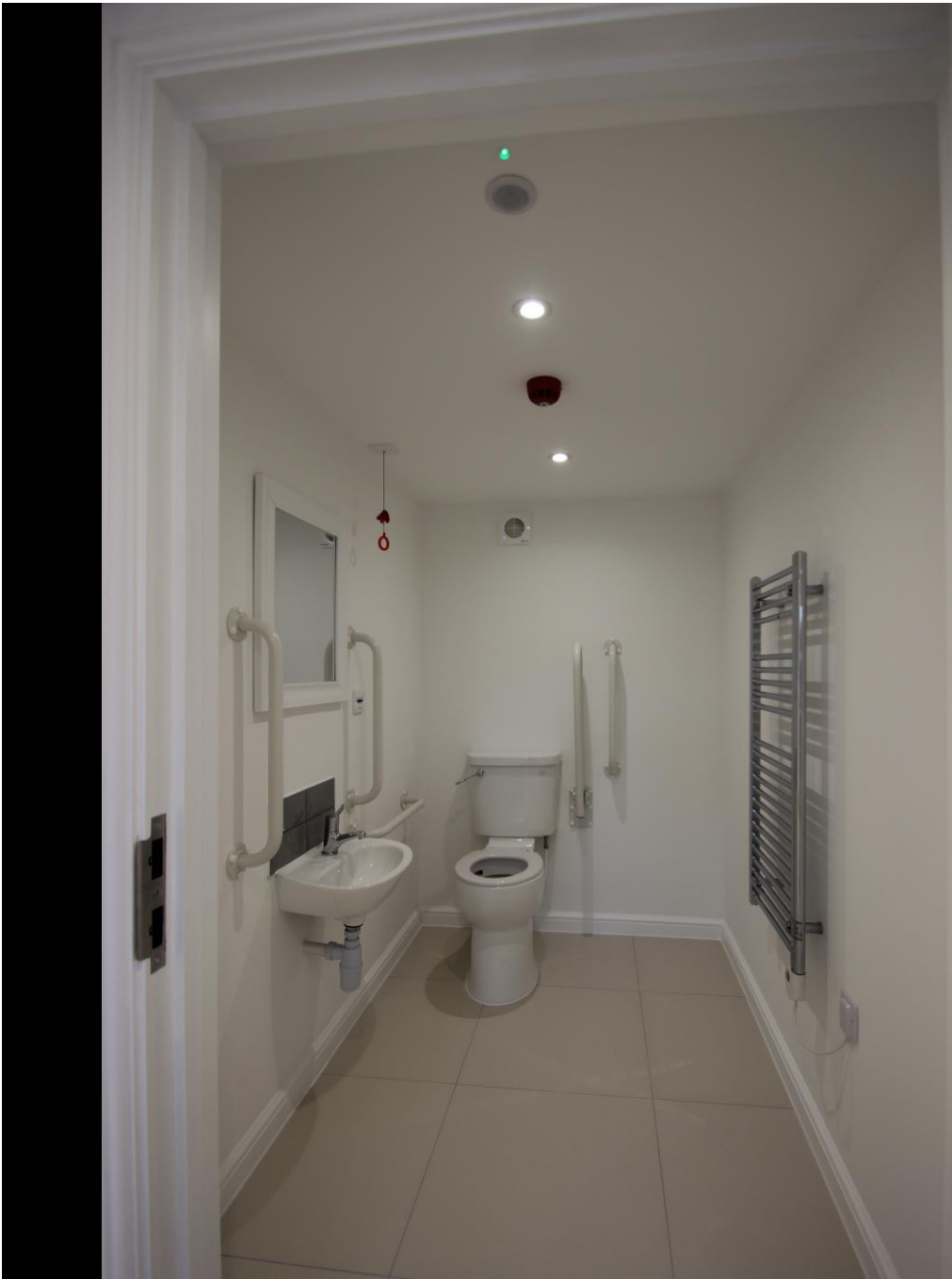




Available as one unit of 1,603ft² or two units of 539ft² and 1,051ft².









Building 3

Building 3.

A newly constructed barn style building with a Single office of 430ft² available. High ceilings and large windows give a feeling of space and provides for plenty of natural light . Fitted kitchenette and WC. Heat and cooling Airconditioning. Dado trucking allowing for flexibility of desk locations. Wired CCTV (with remote access), Fire and Security alarm all installed. Allocated parking for 3 cars with a further overflow parking provision (See parking provision site plan). CAT 6 Data cabling back to central cabinet. PC Sum allowance for tenants choice of flooring.

UNDER OFFER







On site Dedicated Parking Provision.

Building 1 – 1,812ft².

9 Spaces allocated with provision for overflow parking.

Building 2 – 1,600ft².

9 Spaces allocated with provision for overflow parking.

Building 3 – 430ft².

3 Spaces allocated with provision for overflow parking.





Energy performance certificate (EPC)

Unit 1 Bakersgate 299a Connaught Road Brookwood WOKING GU24 0AD	Energy rating B	Valid until: 19 December 2032 Certificate number: 4581-7793-1050-1477-2549
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Property type: Offices and Workshop Businesses

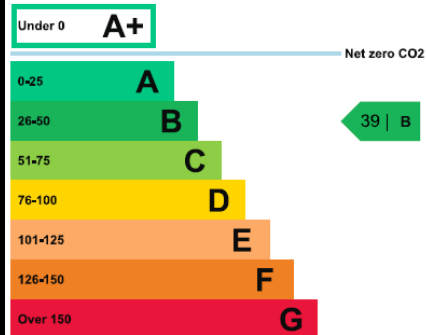
Total floor area: 171 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 19 | **A**

If typical of the existing stock: 78 | **D**

Energy performance certificate (EPC)

Units 1-3, Bakersgate
299A Connaught Road
BROOKWOOD
GU24 0AD

Energy rating

A

Valid until: **6 October 2032**

Certificate number: 8028-7129-9359-6761-9174

Property type: B1 Offices and Workshop businesses

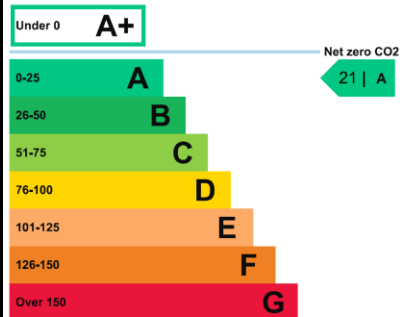
Total floor area: 131 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is A.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 23 | A

If typical of the existing stock: 67 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Energy performance certificate (EPC)

Unit 4, Bakersgate
299A Connaught Road
BROOKWOOD
GU24 0AD

Energy rating

A

Valid until: **6 October 2032**

Certificate number: 4624-1877-9780-9097-7502

Property type: B1 Offices and Workshop businesses

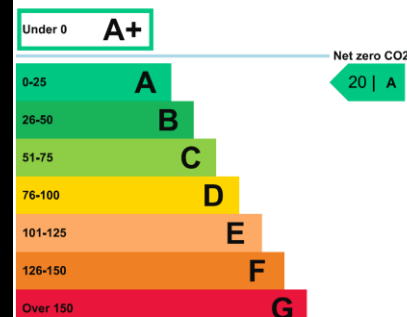
Total floor area: 105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is A.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 23 | A

If typical of the existing stock: 68 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

A BAKERSGATE

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For further information please contact:



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