



**Price/premium** £595,000    **Size** 1,842 Square feet    **Ref** #3100

### Address

**Address:** Unit 1, Bakersgate, 299a Connaught Road

**Postcode:** GU24 0AD

**Town:** Brookwood

**Area:** Surrey

### Location

Located only 5 to 6 minutes walk from Brookwood mainline train station with access to 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, and the picturesque village of Pirbright with its country pubs on the green.

## Description

### Building 1

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. There is allocated parking for 7 cars with a further allocation available subject to negotiation, plus overflow parking provision.

Other features include CAT 6 Data cabling back to central cabinet, Gas Central heating and future provision for Air Conditioning, and wired CCTV (with remote access).

Fire and Security alarm installed.

Also available to rent- <https://www.franklincommercial.com/properties/property/3099>

EPC Rating B

Early viewings recommended.

## General Information

**Tenure:** Freehold

**Price/premium:** £595,000

**Legal fees:** Not specified

## Features

- ✓ Close to station
- ✓ Demised parking
- ✓ Freehold
- ✓ Beautifully presented throughout
- ✓ Gas fired central heating

## Property Map



## Important notice

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