



**Price/premium** £475,000

**Size** 2,249 Square feet

**Ref** #3262

## Address

**Address:** 5 Park Court, Pyford Road

**Postcode:** KT14 6SD

**Town:** West Byfleet

**Area:** Surrey

## Location

Situated within a few minutes walk of West Byfleet Train Station which offers a regular service to London (Waterloo) and many local amenities including Waitrose and plenty of Cafes and restaurants. West Byfleet is within easy access of the A3 at Cobham/Send, and the M25 at Chertsey all within a short distance.

## Description

Freehold guide price £475,000 +VAT

Rental guide price £34,000 p.a. + VAT

Self-contained office building within an attractive courtyard setting, in the heart of West Byfleet.

The accommodation is arranged over ground and two upper floors. There is a total of 2249 sq ft (approximately) with W.C. facilities to each level with the first and second floors also having a Kitchenette area.

There are 3 parking spaces located in the car park which can be accessed via a secure gated system. We believe the previous tenants used to double park to provide additional car parking spaces.

The property is subject to VAT.

EPC Rating C.

Please direct all enquiries via Franklin Commercial - 0207 117 2526

## General Information

<b>Tenure:</b>	Virtual Freehold
<b>Price/premium:</b>	£475,000
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a rateable value of £30,250 payable at the prevailing rate.

## Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ Allocated parking
- ✓ Early viewing recommended
- ✓ For sale or to let

## Property Map



## Important notice

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