



**Price/premium** £475,000

**Size** 1,700 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.

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 1700 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.

Awaiting EPC .

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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