

Connaught House
Portsmouth Road,
Send, Woking, Surrey
GU23 7JY



**High Quality Self-Contained Office Building close to the A3
with 90 parking spaces. FOR SALE – 14,275 sq ft (1,326 sq m)**
Suitable for Owner Occupation or Residential Conversion (STP)

 **Hurst
Warne**

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Key Features

- Superbly fitted out offices
- Good sized mainly open plan floor plates
- Good sized reception area
- Raised floors
- Suspended ceilings with predominately LED lighting
- Air conditioning
- Passenger lift
- EV chargers (x 2)
- Shower facilities
- Exceptional parking at 90 spaces
- Site area approximately 1.132 acres (0.458 hectares)

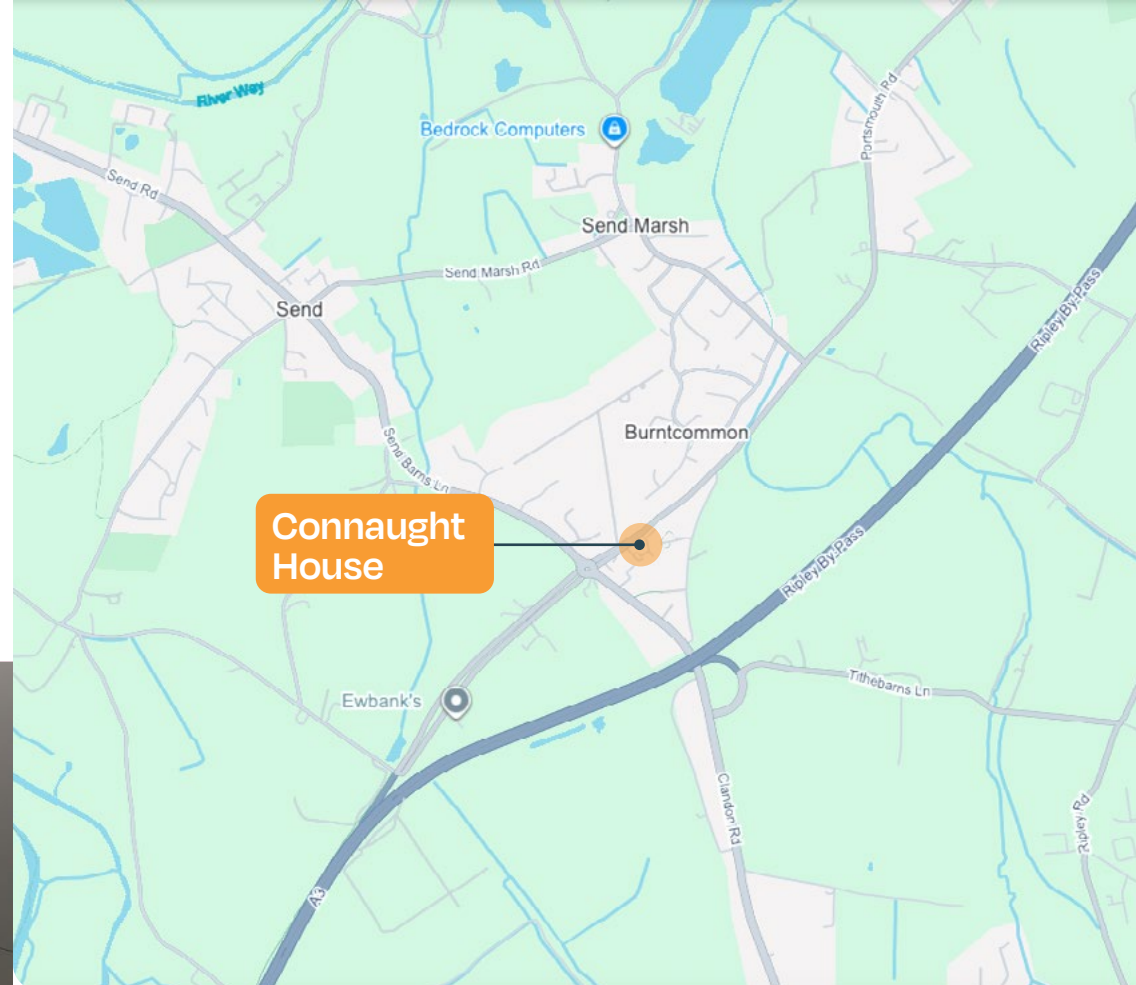


Location

Connaught House is well located in Send fronting onto the B2251 Portsmouth Road. The A3 is a few minutes drive which links to the M25 at the recently upgraded Junction 10 (4.4 miles). Guildford town centre is 6.5 miles away. Both Heathrow and Gatwick airports can easily be accessed via the A3 and M25 (35 and 44 minutes respectively).

Ripley is 1.6 miles away (3 minute drive) which provides a wide range of local shops and amenities. Woking and West Byfleet train stations are within a 10-15 minute drive which provide fast and frequent services to London Waterloo (24-27 mins) and Guildford (7-8 mins).

Allium Park is being developed close by Countryside Homes and will provide upto 500 new homes.



Description

Connaught House comprises a self-contained two storey office building built approximately in the late 1990's totalling circa 14,000 sq ft. The property is believed to be concrete/steel framed with brick elevations under a pitched tiled roof.

Internally, the building has been fitted out to a high standard throughout and benefits from two sets of toilets, a shower, comms room, high quality glazed offices and kitchens/break out areas.

The property has an outstanding parking ratio of 1:155 sq ft (90 spaces).



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Planning

Connaught House may be suitable for residential re-development, subject to the necessary consents. The property is not subject to an Article 4.

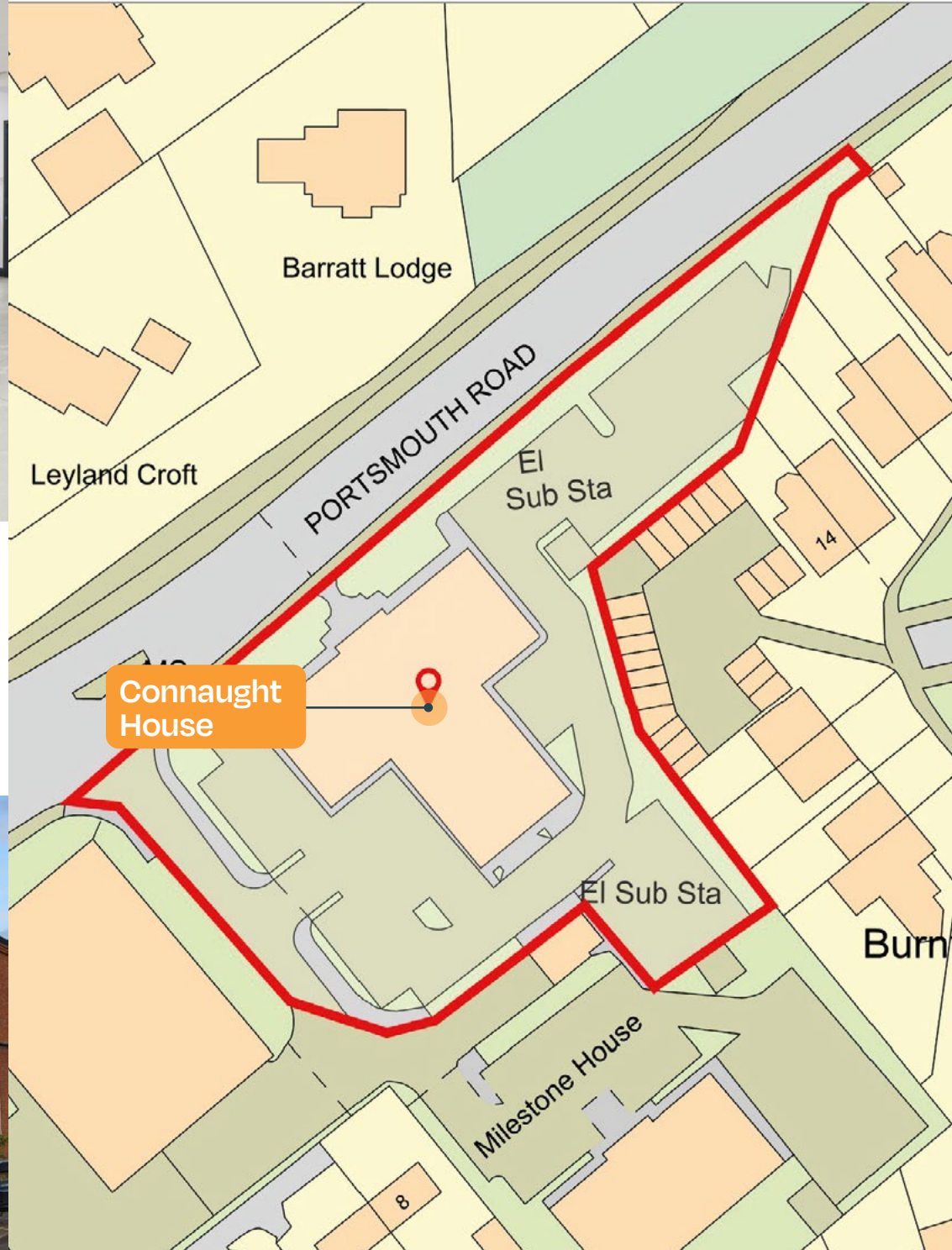
Please see **hurstwarne.co.uk** for further information.



Site area

1.132 acres / 0.458 hect

Downloadable from
hurstwarne.co.uk



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Accommodation

The building comprises the following approximate Net Internal areas:

FLOOR	SQ FT (NIA)	SQ M (NIA)
First	7,334	681.37
Ground	6,565	609.90
Reception	376	35.08
Total	14,275	1,326.35

The Gross Internal Area is approximately 16,475 sq ft (1,530.58 sq m).

In addition to the above the second floor plant room measures approximately 723 sq ft (67.21 sq m) GIA.

The site area is approximately 1.132 acres (0.458 hectares).

Title

The property is held under title number SY273037. Please see hurstwarne.co.uk for further info.

Terms

Connaught House is available to purchase. VAT will be levied on the purchase price.



Summary

Price: Upon Application

Size: 14,275 sq ft

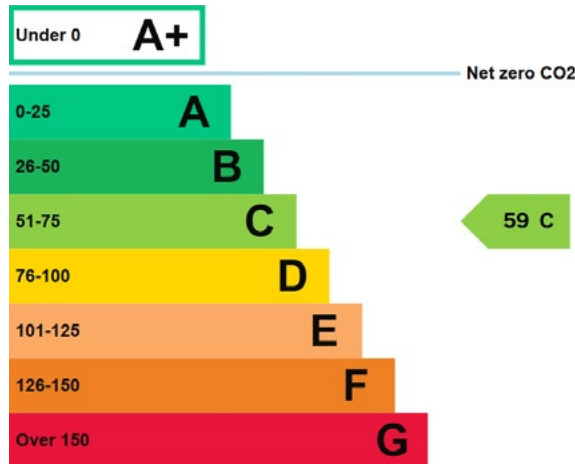
Rates Payable: £205,200 pa

VAT: Applicable

Energy Performance Rating: C(59)

Energy Performance Rating

The property has been graded as C (59):



Viewings

Strictly by prior appointment
via sole agents Hurst Warne:-



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