



OFFICE 6, JAYES PARK COURTYARD, OCKLEY, SURREY, RH5 5RR

- **SELF CONTAINED GROUND & 1ST FLOOR OFFICE BUILDING**
- **AWARD WINNING OFFICE DEVELOPMENT**
- **1,162 SQ FT (108 m²) WITH PARKING**
- **LETTING OF INDIVIDUAL SUITES MAYBE CONSIDERED – FROM 277 SQ FT**

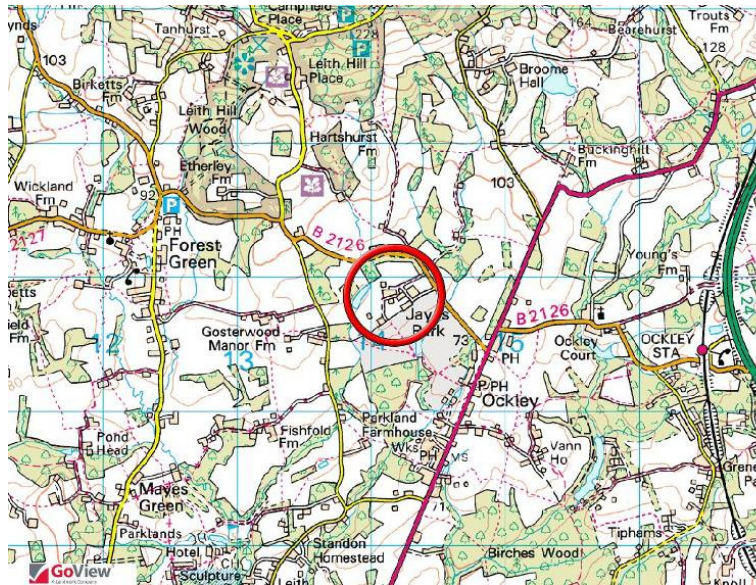
Colyer Commercial
CONSULTANT SURVEYORS

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Location

Ockley village is located near to the Surrey/ Sussex border with the nearby towns of Dorking and Cranleigh approximately 7 miles away.

Ockley has good road access with the A24 and A29 roads being nearby. Gatwick airport is approximately 20 miles and London approximately 31 miles. The nearest train station is Ockley Station which offers services direct to London Victoria in just over an hour.



Description

Jayes Park Courtyard is a unique and bespoke conversion of 1820's and 1870's model farm buildings and these premium offices were awarded the CLA design award in 1999, when it was converted to create 2 courtyards of premium offices. This two storey self contained office building has the following features:

- Fully carpeted
- Large car park
- Male & Female WC facilities
- High speed broadband available by separate negotiation. Details on request.
- Air conditioning in part
- Fitted kitchen
- Attractive wood beams
- Benefits from off-site solar electricity generation.
- Carbon offset benefits through biomass heating system (with electric boiler back up).

Floor Areas

The net internal floor areas are approximately as follows:

	Sq m	Sq ft
Ground Floor Office (RH)	26.85 m ²	289 Sq Ft
Ground Floor Office (LH)	25.96 m ²	279 Sq Ft
1 st Floor Office (LH)	25.77 m ²	277 Sq Ft
1 st Floor Office (LH)	26.19 m ²	282 Sq Ft
1 st Floor Kitchen	3.27 m ²	35.22 Sq Ft
Total	108 m ²	1,162 Sq Ft



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Terms

The premises are available to let on a new Lease for a term to be agreed with the tenants having an internal repairing and insuring responsibility. There is a service charge for the upkeep of the communal facilities with further details on application.

Rent

Rent on application for a letting of the whole.

Letting of the individual rooms on inclusive terms will be considered. Further details upon application.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £17,250
UBR (2024/2025) 0.49 p in the £

EPC

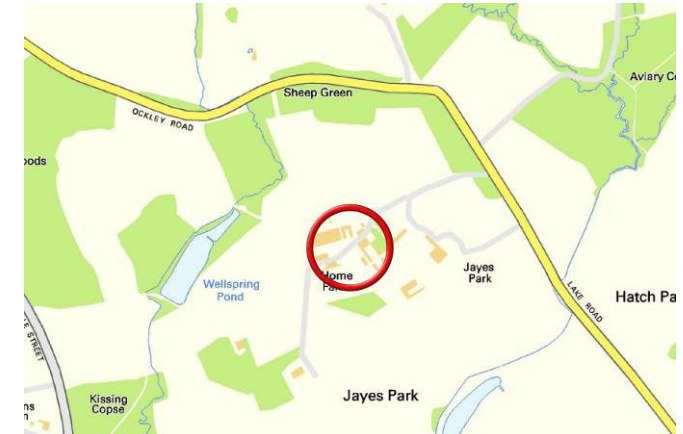
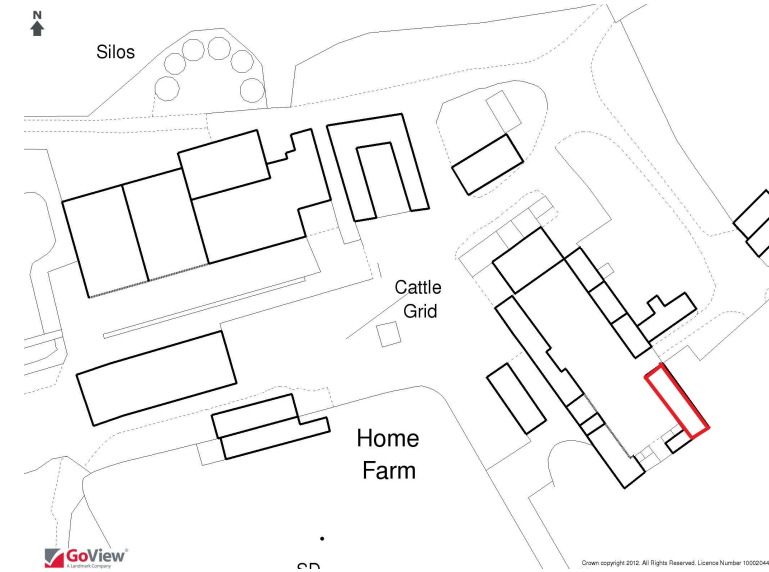
A new EPC has been ordered and will be available shortly.

VAT

VAT will be chargeable on the rent.

Legal Costs

Each party to be responsible for their own legal costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

TIM SHEPHERD

01403 333921 or 07921056072

tshepherd@colyercommercial.co.uk

