

# SHOWROOM/OFFICES WITH PARKING

## TO LET

2,094 ft<sup>2</sup> (194.6 m<sup>2</sup>)

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## OLD POUND HOUSE, LONDON ROAD, SUNNINGDALE, BERKSHIRE, SL5 0DJ

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**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

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- ▶ **Prominent Frontage on London Road (A30)**
- ▶ **Close to Railway Station**
- ▶ **Located in Centre of the Village**
- ▶ **Close to Pubs, Restaurants and Waitrose**
- ▶ **Parking for 2 Cars**
- ▶ **Public Pay and Display Car Park to the rear for one hundred Cars –  
First 90 minutes free**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

Old Pound House is situated on the London Road (A30) opposite the junction with Chobham Road. The property is within easy walking distance of Sunningdale Railway Station with its regular service to London Waterloo. The property is located in the centre of the village close to Waitrose, various restaurants, Broomhall Hutt public house and a variety of local shops. The M3 and M25 Motorways are within a short drive of the property. Nearby towns include Staines, Windsor, Camberley, and Woking.

## DESCRIPTION

Old Pound House is a period property with painted brick facing elevations under a slate covered roof. The offices are divided into a number of rooms of varying sizes. There are five offices on the ground floor and four offices on the first floor. There is also a basement which would provide useful storage facilities.

## AMENITIES

- Prominent frontage on London Road (A30)
- Close to Railway station
- Located in Centre of the village.
- Close to Pubs, Restaurants and Waitrose
- Parking for two cars
- Public pay and display car park to the rear for one hundred Cars – first 90 minutes free



*Shared parking area*



*Public Pay & Display Car Park*



Chobham/London Road junction

## FLOOR AREAS

Ground floor Reception	14.7 sq m	158 sq ft
Ground floor space	81.1 sq m	873 sq ft
First floor offices	77.7 sq m	836 sq ft
Basement Store	21.1 sq m	227 sq ft
<b>Total Floor Area</b>	<b>194.6 sq m</b>	<b>2,094 sq ft</b>

## RENT

Offers are invited in the region of £43,000 per annum exclusive.

## RATES

### 2024

Rateable value	£24,750
Uniform Business Rate (2023/24)	49.9p/£
Rates Payable (estimated)	£12,350

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.*

## LEGAL COSTS

Each party is to be responsible for their own legal costs involved in this transaction.

## ENERGY PERFORMANCE CERTIFICATE

76-100

**D**

87 D

**VIEWING**

Strictly by appointment with the **Sole Agent:**

David Savage  
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**REF**

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