

## OFFICE BUILDING FOR SALE

Suitable for Investors or Owner Occupiers

4,200 sq ft



40 Ivanhoe Road  
**Finchampstead | RG40 4QQ**

- 17 Parking Spaces
- Income Producing but with option for vacant possession in August 2018

#### Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews  
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation  
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

## Location

Hogwood Estate is located in Finchampstead in a rural environment with the estate offering a mix of offices, business units and industrial premises. Woking Train Station is a short drive which provides a regular service to London Waterloo and Reading. The M3 (Junction 4) and the M4 (Junction 11) are a short drive away.

## Description

The building comprises a detached office building on ground and first floors, benefitting from suspended ceilings, carpeting, air-cooling, perimeter trunking and benefitting from good on-site parking for 17 vehicles.

## Legal Costs / VAT

Each party to be responsible for their own legal costs.

The property is not elected for VAT.

EPC: to be confirmed

## Terms

Long-leasehold interest (999 years from 1<sup>st</sup> December 1988) is offered subject to the existing FRI Lease which was for a term until August 2018 and at a current rental of £40,000 per annum exclusive. The sublet lease is outside the Security Provisions of the 1954 Landlord and Tenant Act.

Offers are invited in the order of £550,000 for our client's long-leasehold interest subject to the existing occupational lease. Vacant possession can be obtained in August 2018 if required.

## Accommodation

Approximate floor areas (NIA):

Ground Floor	2,100 sq ft
First Floor	2,100 sq ft
Total	4,200 sq ft (390 sq m)

Plus parking for 17 vehicles

## Rates

Rateable Value: £28,750

Rates Payable: tbc

## Viewing

For viewing and further information please contact:

### Kempton Carr Croft

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