

THE DAIRY BARNS



DUNSBOROUGH PARK, RIPLEY GU23 6AL

FREEHOLD OFFICE FOR SALE £1,800,000, OR £1,600,000 WITH TENANCY

VIEWING & FURTHER INFORMATION

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 **GrayPoint**
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STUNNING COW SHED CONVERSION with high specification fittings, offering light & spacious contemporary offices with views across Dunsborough Park, just 30 minutes from London. Freehold offered with or without tenancy.

LOCATION

Contact 020 3952 7345 / 07786 335 974

Ripley is a quaint Norman village in the heart of Surrey, lined with pretty cottages and historic buildings and with the tranquil River Wey passing close by. Historically, a stopping-off place for those en route to London via the Portsmouth Road, it is now but a swift 30 minute journey into London, making this a go-to for those wishing to find a countryside location for their offices within easy reach of the city. The A3 and M25 are easily accessible and allow direct road access to London. Guildford Town lies 15 miles south and services the South Western Railway which runs a 30 minute direct train into London Waterloo Station.



DESCRIPTION

The property is a fully restored and renovated cow shed, practically re-built to the highest specifications but retaining the original framework and stunning, authentic features to give a modern, contemporary feel. Throughout, the property offers a sense of enviable light and space, with wooden beams supporting lofty ceilings incorporating recessed skylights, complete with electric blinds. Floor to ceiling windows offer uninterrupted views across the open spaces of Dunsborough Park.

The property comprises two adjoining pitched roofed barns. One side offers two large meeting rooms, several smaller rooms and a dedicated server room. On the other, a large open plan office and kitchen/bar/reception area dominate, with WC/shower/laundry room as well as a separate disabled WC. Sympathetically fitted in its entirety with top of the range fixtures, durable oak effect floor tiles with electrical floor boxes and underfloor heating throughout.



ACCOMMODATION

An ideal investment for an owner/occupier, the sale of this freehold property is offered with or without tenancy. The plans to the right show gross internal floor area, also giving an idea of how an owner and tenancy split could work, given that the central hallway running through the property, dividing both barns, lends itself well to a natural boundary line.

The building has an EPC rating of B with a score of 47. A copy of the Energy Performance Certificate is available upon request.

TENURE - FREEHOLD

Guide to sale price - offers in excess of £1,800,000 for the freehold property with vacant possession. Or £1,600,000 for the freehold with a tenancy (occupying space on the green plan being 170sq.m) on the following terms:

Tenant: Papaya Lingerie Limited (company number 04712741)

Term: 10 years

Break: 5th year tenant only

Rent: £36,000 per annum

Rent review: 5th year upward only, open market

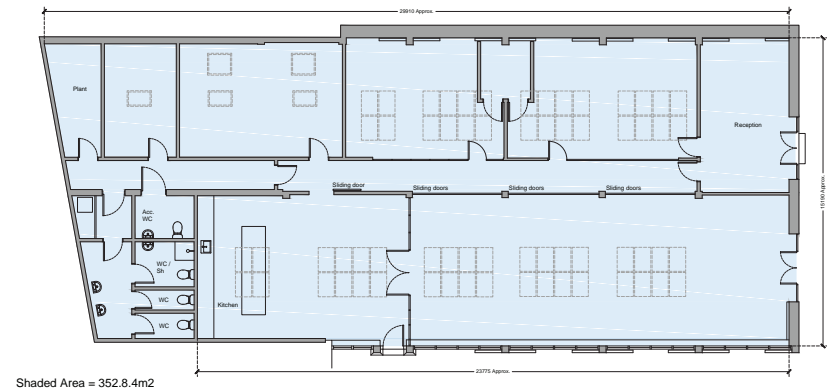
Size: 1,829 sq. ft (see shaded green plan opposite)

Business rates - £5,100 rateable value. Interested parties should make their own enquiries with the local authority to verify information.

Legal costs - each party to be responsible for their own legal costs incurred with this transaction.

Vat - if applicable Vat will be charged at the standard rate.

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Shaded Area = 352.8.4m2

GROSS INTERNAL AREA
353 SQ. M (3,799 SQ. FT)



Shaded Area = 169.9m2

NET INTERNAL AREA TENANCY
170 SQ. M (1,829 SQ. FT)



Shaded Area = 137.5m2

NET INTERNAL AREA OWNER/OCCUPIER TENANCY
138 SQ. M (1,485 SQ. FT)



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