



OFFICE 10, JAYES PARK COURTYARD, OCKLEY, SURREY, RH5 5RR

- **SMALL GROUND FLOOR OFFICE SUITES TO RENT**
- **SUITE A: 576 SQ FT (53.50 m²) SUITE B : 348 SQ FT (32.33 m²)**
- **EXCELLENT ACCESS TO A24/A29**

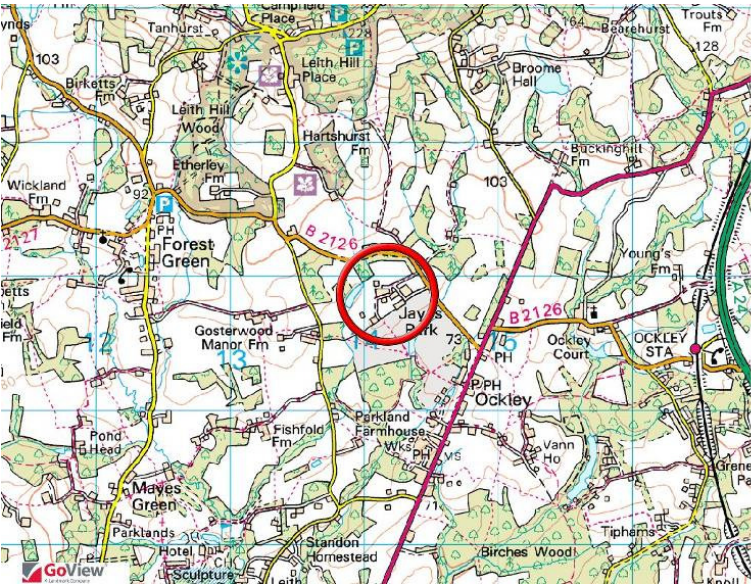
Colyer Commercial
CONSULTANT SURVEYORS

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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.



Unit B

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 single storey self contained office building has the following features:

- Attractive wood beams
- Double glazing
- Male & Female toilet facilities (Suite A)
Suite A has use of the communal facilities in the courtyard
- Mezzanine storage area (Suite A)
- Carbon offset benefits through biomass heating system (with electric boiler back up).
- New carpeted floor
- Fitted kitchen's to both suites
- Private allocated parking area
- Benefits from off-site solar electricity generation.

Floor Areas

We have measured the premise on a net internal floor area basis as follows:

	Sq m	Sq ft
Unit A – Ground Floor	45.42 m ²	489 sq ft
Unit A Mezzanine storage	8.08 m ²	87 sq ft
Unit A total floor area	53.50 m ²	576 sq ft
Unit B – Ground Floor	32.33 m ²	348 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

Unit A: £8,800 per annum exclusive.
Unit B: £6,250 per annum exclusive

Business Rates – Small Business Rates Relief

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

Rateable value: To be re-assessed.
UBR (2025/2026) 0.49 p in the £

Due to the size of the units we anticipate that the rateable values should qualify for small business rates relief. However, we advise all interested parties to undertake their own investigations.

EPC

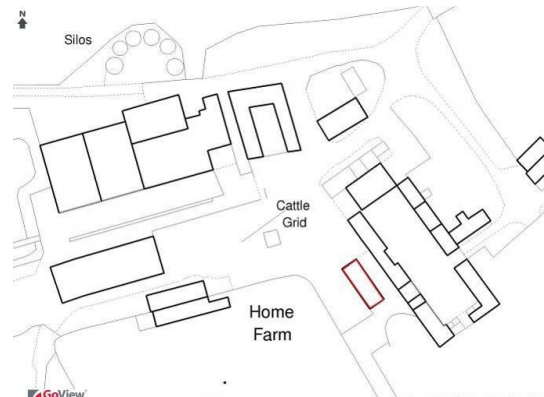
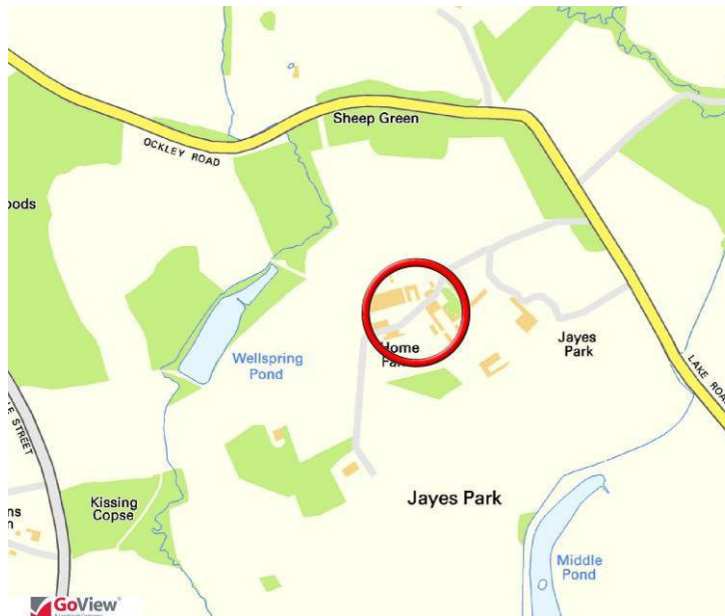
The property has an EPC rating of A (1).

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

