



PMI House, Church Road, Bookham, Surrey KT23 3EU
Office Building or Residential Conversion Opportunity
FOR SALE

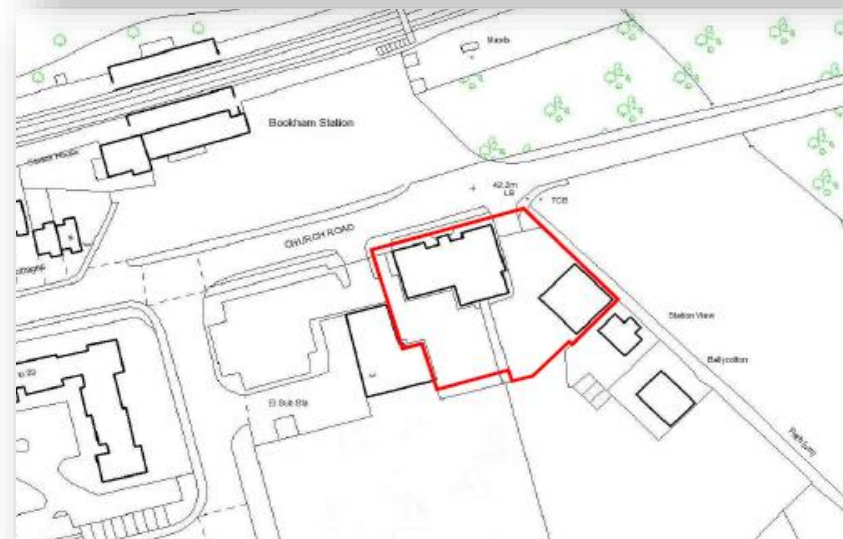
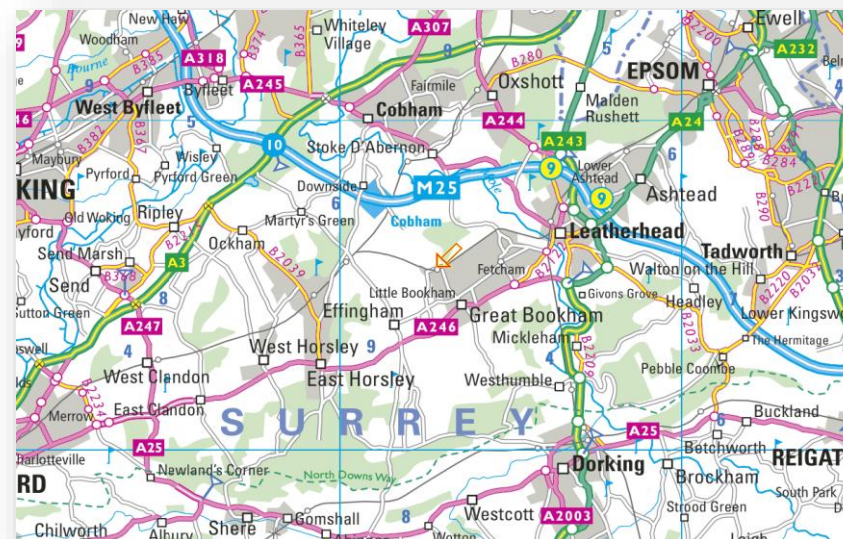
LOCATION

Bookham is situated some 27 miles south west of Central London, and three miles to the west of Leatherhead.

The property is located on the south side of Church Road directly opposite Bookham Railway Station and on the edge of Bookham Common.

Bookham Station is served by South West Trains providing a regular train service to London Waterloo (57 minutes) or Guildford (21 minutes). Junction 9 off the M25 is six miles away.

Bookham is served by local shops. The nearby common is managed by the National Trust and has been designated a Site of Special Scientific Interest. The historic town of Leatherhead is a successful commercial centre, with a vibrant business community and home to many national and international companies.



DESCRIPTION

The properties comprise two adjoining office buildings, the Main Building and the Gatehouse, on a site with an approximate area of 0.395 acre, 0.16 hectare. The buildings were constructed in the late 1980's. The Main Building is arranged over ground, first and second floors, and is served by a single eight person lift, central heating and part comfort cooling. The Gatehouse is arranged on ground and first floors and is centrally heated.

FLOOR AREAS (NIA)

Main Building

Second Floor	2,465 sq ft	229 sq m
First Floor	2,465 sq ft	229 sq m
Ground Floor	<u>2,444 sq ft</u>	<u>227 sq m</u>
	7,374 sq ft	685 sq m

The Gatehouse

First Floor	1,060 sq ft	99 sq m
Ground Floor	<u>980 sq ft</u>	<u>91 sq m</u>
	2,040 sq ft	190 sq m

TOTAL	9,414 sq ft	875 sq m
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The buildings have a total gross internal floor area of 11,826 sq ft/ 1,098 sq m.

There are 27 car parking spaces.



FLOOR CONFIGURATION

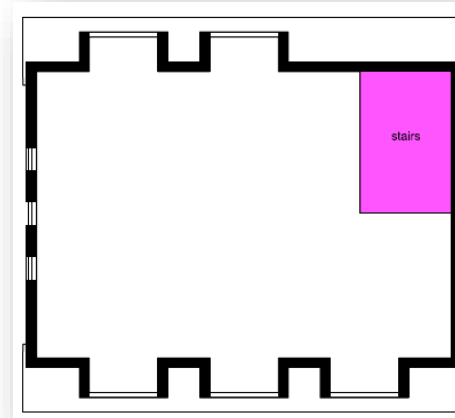
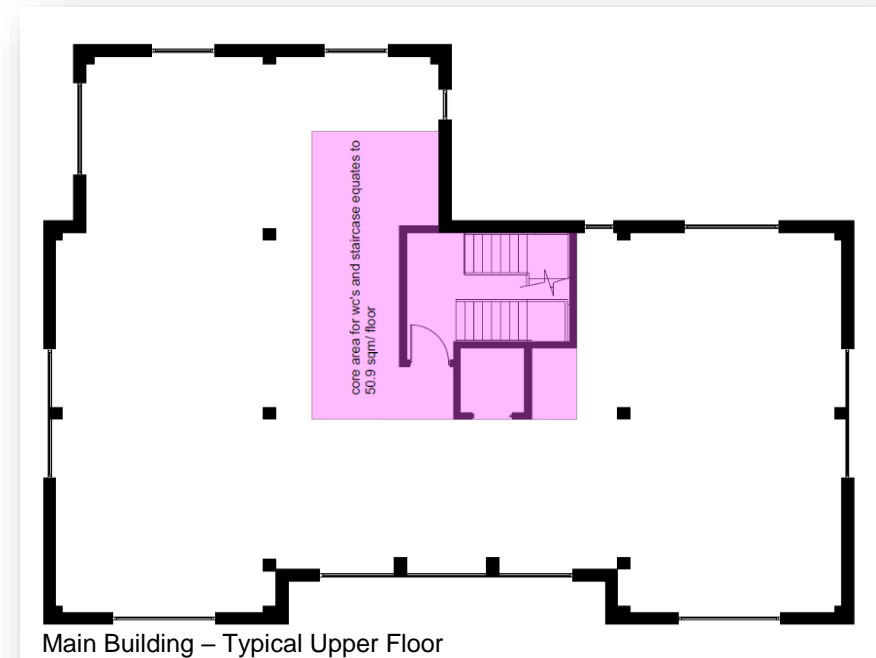
The Main Building is constructed with a central core benefiting from windows on four elevations, the configuration of each floor being virtually identical. The Gatehouse has a smaller foot print with an off centre core and is column free.

PLANNING CONSENT

Prior Approval was granted by Mole Valley District Council on 29th March 2016 under reference number MO/2016/0196/PNJ for conversion of the offices (Use Class B1) to 19Nr. residential units (Use Class C3). The consent is subject to conditions.

Separate approval will be required from Natural England to accord with the requirements of Habitat Regulations 2010 before conversion can commence.

There may be potential to further enhance the refurbishment opportunity subject to obtaining all planning and statutory approvals.



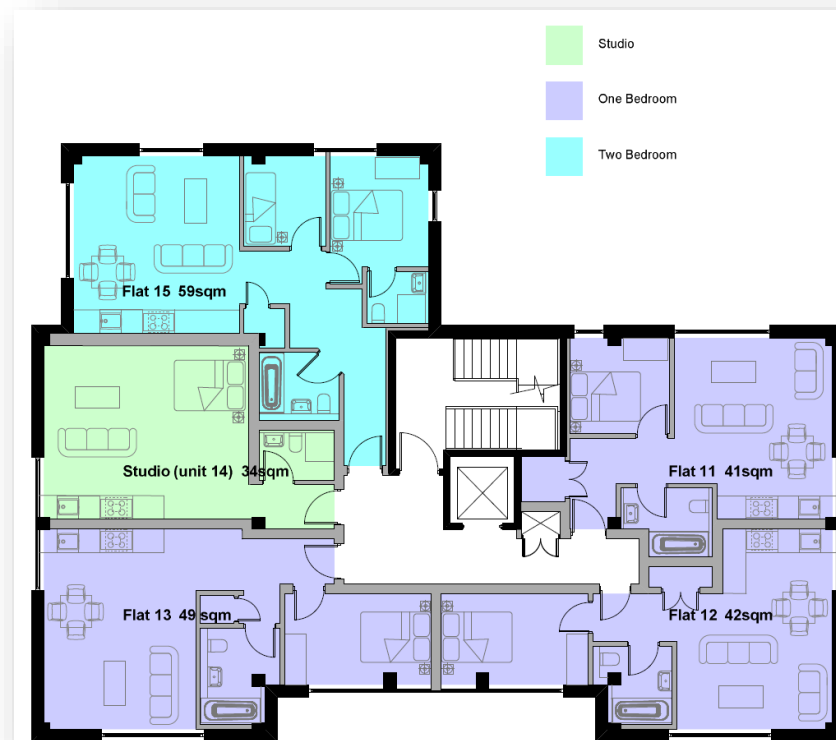
PROPOSED ACCOMMODATION

Main Building

	Description	Gross Sales Area	
Second Floor	Flat 15 2 bedroom	635 sq ft	59 sq m
	Flat 14 Studio	366 sq ft	34 sq m
	Flat 13 1 bedroom	527 sq ft	49 sq m
	Flat 12 1 bedroom	452 sq ft	42 sq m
	Flat 11 1 bedroom	441 sq ft	41 sq m
First Floor	Flat 10 2 bedroom	635 sq ft	59 sq m
	Flat 9 Studio	366 sq ft	34 sq m
	Flat 8 1 bedroom	527 sq ft	49 sq m
	Flat 7 1 bedroom	452 sq ft	42 sq m
	Flat 6 1 bedroom	441 sq ft	41 sq m
Ground Floor	Flat 5 2 bedroom	635 sq ft	59 sq m
	Flat 4 Studio	366 sq ft	34 sq m
	Flat 3 1 bedroom	506 sq ft	47 sq m
	Flat 2 1 bedroom	431 sq ft	40 sq m
	Flat 1 1 bedroom	441 sq ft	41 sq m
TOTAL		7,221 sq ft	671 sq m

The Gatehouse

	Description	Gross Sales Area	
First Floor	Flat 19 2 bedroom	549 sq ft	51 sq m
	Flat 18 1 bedroom	388 sq ft	36 sq m
Ground Floor	Flat 17 2 bedroom	646 sq ft	60 sq m
	Flat 16 1 bedroom	431 sq ft	40 sq m
TOTAL		2,014 sq ft	187 sq m



Main Building
Second Floor – Proposed Layout

TENURE

The property is to be sold freehold with vacant possession on completion.

VAT

The property is elected for VAT.

TERMS

Offers in excess of £2.95m are invited for the freehold.

EPC

The Main Building has an EPC rating of C63 and The Gatehouse has a rating of D78.

ADDITIONAL INFORMATION

Further information including a copy of the Prior Approval; existing and proposed plans (PDF or DWG), EPC certificates will be provided on request.

CONTACT

To discuss any aspect of the sale process or arrange an inspection please contact **Peter Hutchinson**
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