

TO LET  
OFFICE

 **GRAHAM  
SIBBALD**

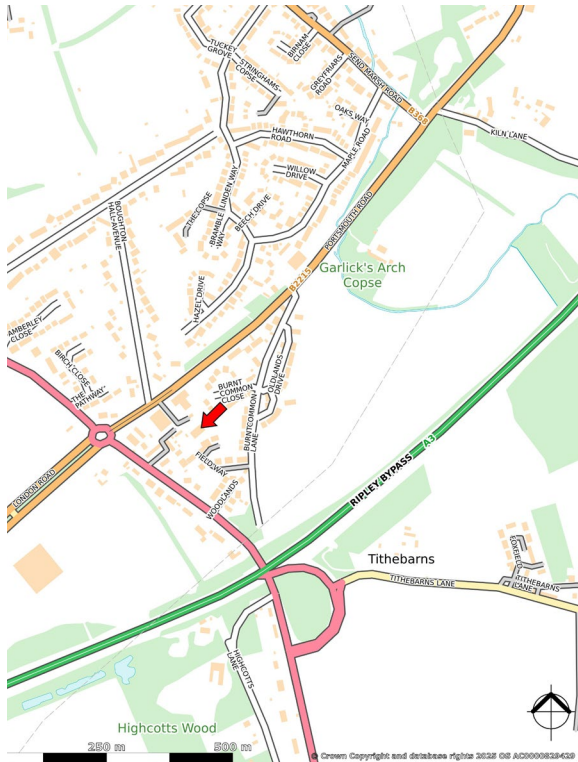


**Milestone House,  
Portsmouth Road,  
Send, Woking, GU23 7JZ**

- Extending to 1,998 sq. ft
- Refurbished self-contained office
- 10 Parking Spaces Available

## LOCATION

Milestone House is located in a very prominent position just outside the town of Ripley on the A247. The Road and rail communications are excellent, with Woking located approximately 4 miles away and the M25 motorway (junction 10) almost immediately accessible, approximately 3 miles north via the A3, which in turn provides direct access to central London. Both Heathrow and Gatwick International Airports are easily accessible via the M25



## DESCRIPTION

Milestone House is a self-contained office building, constructed in 2002 and extensively refurbished internally and externally in 2025. The available accommodation is located on the ground floor and comprises a redecorated open plan office extending to 1,500 sq. ft with modern amenities including a kitchenette, raised floors, full carpeting, air conditioning, suspended ceilings and recessed lighting, together with an impressive reception area. Additionally, there are 10 dedicated car parking spaces in addition to visitor car parking.

The property benefits from mains gas, electricity, water and drainage.

## ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following Net Internal Area:

Description	Sq.m.	Sq.ft
Total Area	186	1,998

## RATEABLE VALUE

This property has a rateable value of £48,000

Uniform Business Rate: 0.499p in the £

Estimated rates payable: £24,000 pa

These figures are provided as a guide only; interested parties are advised to confirm this with the local rates authority.



To arrange a viewing please contact:

**KYLE NICHOLLS**  
**Chartered Surveyor**  
kyle.nicholls@g-s.co.uk  
07810 602 853

**BILLY ROBINSON**  
**Surveyor**  
billy.robinson@g-s.co.uk  
07471 533559

## TENURE

A new Lease on Full Repairing and Insuring terms.

## QUOTING RENT

£58,000 per annum exclusive

## EPC

Available upon request.

## COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT may be applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date Published: September 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.