

Office

TO LET / FOR SALE



CURCHOD&CO



24-26 High Street

Sunningdale, SL5 0NG

Offices and workshop

5,891 sq ft

(547.29 sq m)

- Mix of offices and workshop accommodation
- Good size yard and parking area
- Three phase power
- Prominent position on High Street

curchodandco.com | 01276 682501

Chartered surveyors, land property & construction consultants

Summary

Available Size	5,891 sq ft
Rates Payable	£16,217.50 per annum
Rateable Value	£32,500
EPC Rating	D (97)

Description

The property comprises a former office building to the front which in part has been extended and converted to small workshop accommodation. To the rear of the property further workshop buildings provide a range of relatively basic accommodation which would require refurbishment works as part of a transaction. A central yard area is provided in between these properties providing parking and loading into the various buildings.

Access off the road is provided to the side of the main front office buildings, suitable for larger vans.

Location

The property is situated in Sunningdale High Street approximately half a mile from the A30 London Road and 1.1 miles to the main centre of Sunningdale and train station. Junction 3 of the M3 motorway is approximately 5 miles distant and a similar distance to Junction 13 of the M25.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 24 High Street	748	69.49
Unit - 26 High Street	1,426	132.48
Unit - Rear Portacabin	458	42.55
Unit - Rear Workshop	2,609	242.38
Unit - Rear Double Garage	650	60.39
Total	5,891	547.29

Terms

The property is available by way of a new lease for a term to be agreed. Our clients will also consider a freehold sale. Further details available upon application.

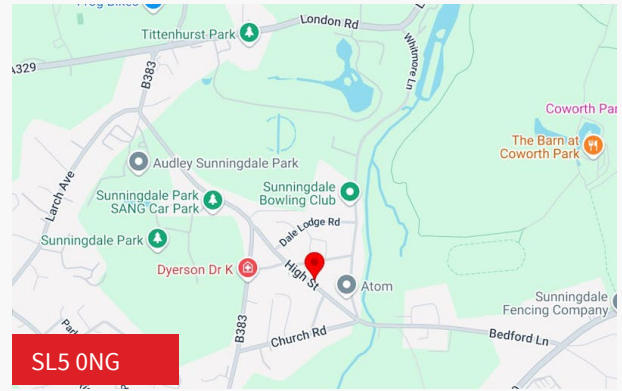
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

David Bowen
01276 682501 | 07836 544565
dbowen@curchodandco.com

Josie Reeves
01276 682501 | 07825 182913
jreeves@curchodandco.com

More properties @ [curchodandco.com](https://www.curchodandco.com)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 10/07/2025

