



TO LET REFURBISHED AIR-CONDITIONED OFFICES

COBB HOUSE

2-4 OYSTER LANE, BYFLEET
SURREY KT14 7DU

FINAL SUITE AVAILABLE | SUITE B - 1A 1,220 SQ FT (113 SQ M) | 7 ON SITE PARKING SPACES



Location

Cobb House is in the centre of Byfleet prominently located with Parvis Road (A245), which leads to the A3 Esher Bypass, providing fast and easy access to Greater London and Junction 10 of the M25.

Byfleet and New Haw mainline station also fronts Oyster Lane within $\frac{3}{4}$ of a mile (1.3 km) north of the property.

Byfleet Village has a range of local shopping facilities including a convenience store, pubs and restaurants with a wider variety of retail amenities close by at Brooklands, including Tesco and Marks & Spencer.

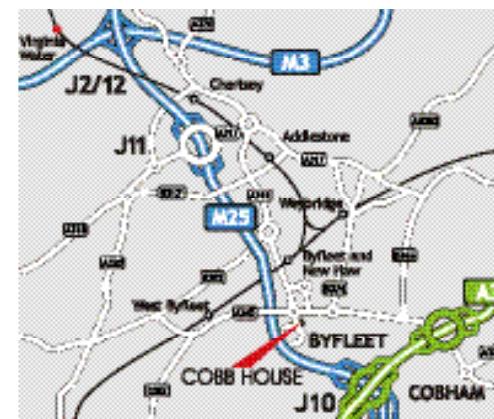
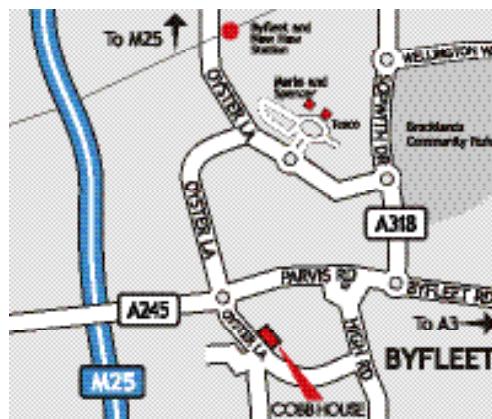
Description

Cobb House has undergone a major rebrand to include refurbished common parts with new decor, glass entrance doors and feature lighting plus new signage to both entrances and video entry systems.

The available accommodation is located on the First Floor of this modern development which provides good quality, refurbished accommodation with secure on site car parking accessed through remote controlled gates.

Amenities

- 7 parking spaces
- Double Glazing
- Good Road Access
- Kitchenette
- Passenger Lift
- Comfort Cooling
- Excellent Natural Light
- EPC C60
- Suspended ceiling with recessed light fittings



Accommodation

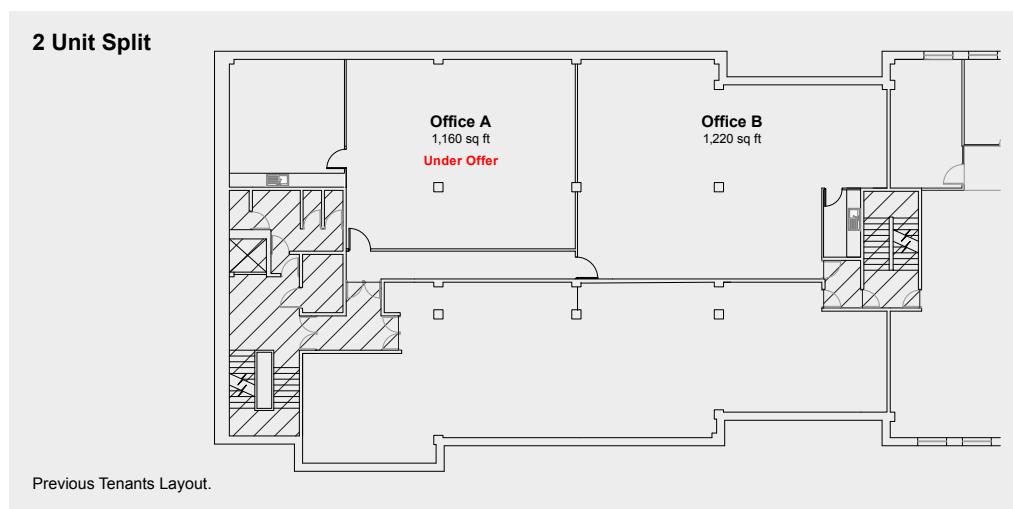
The available accommodation comprises a recently refurbished suite of 1,220 sq ft on the 1st floor with its' own kitchenette, benefiting from cat 6 cabling, LED lighting within the suspended ceiling and 7 parking spaces.

Lease

The office is available on a new FRI lease direct from freeholder for a term to be agreed.

Rent

£26,840 pa exclusive.



Rates Payable

c.£9,000 unit. Smaller units may benefit from Small Business Rates Relief. Interested parties should verify this information for themselves, with the local rating authority.

Service Charge Budget 2025

c.£13,000.

Service Charge

Includes management fees, Buildings Insurance and Sinking Fund equivalent to 5% of rent. Comfort Cooling costs are covered in the building's Service Charge but Tenants other electrical consumption is billed separately.

VAT

Payable on Rent and Service Charges.

Viewing & Further Information

Viewings by appointment through the joint agents DB Real Estate and Lambourn Commercial.



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