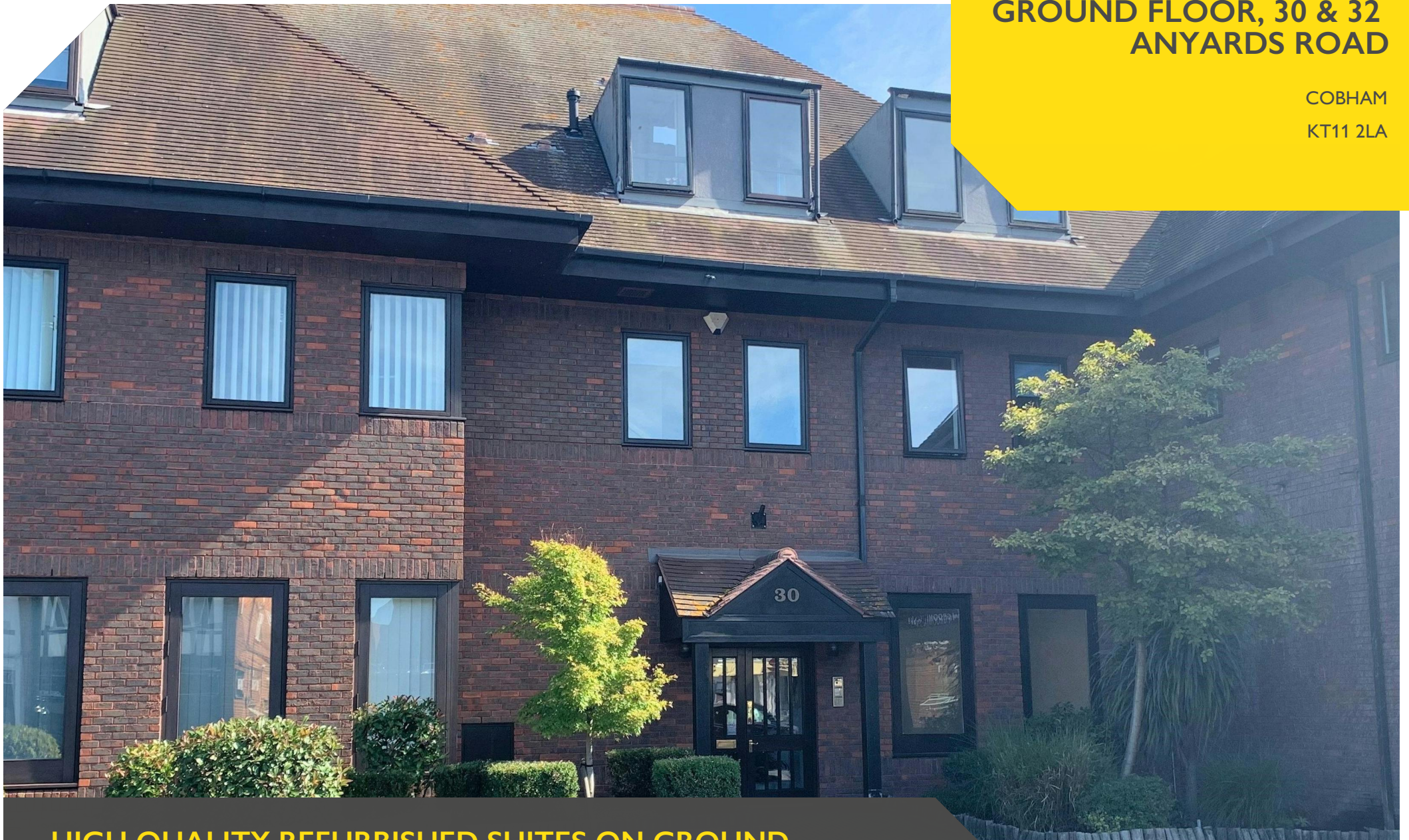


# GROUND FLOOR, 30 & 32 ANYARDS ROAD

COBHAM

KT11 2LA



**HIGH QUALITY REFURBISHED SUITES ON GROUND  
FLOOR**

TO LET - 937 TO 1,969 SQ FT (87.05 TO 182.93 SQ M)





## GROUND FLOOR, 30 & 32 ANYARDS ROAD

COBHAM | KT11 2LA

hurstwarne.co.uk

### KEY BENEFITS

- Suitable for a variety of uses
- Suites can be taken individually or together
- 1 mile from A3
- Air cooling
- Town centre location
- Good on-site Car Parking

### LOCATION

The property is situated close to the centre of Cobham, fronting Anyards Road and within easy walking distance of all town centre amenities, including Waitrose Supermarket, various banks and a wide range of restaurants and coffee shops.

The A3 London to Portsmouth trunk road is approximately 3/4 of a mile away, which in turn links to the M25 motorway at Junction 10.

Rail services are readily available from Cobham and Stoke D'Abernon station which is approximately 1.5 miles from the town centre (London Waterloo journey time approximately 39 minutes).

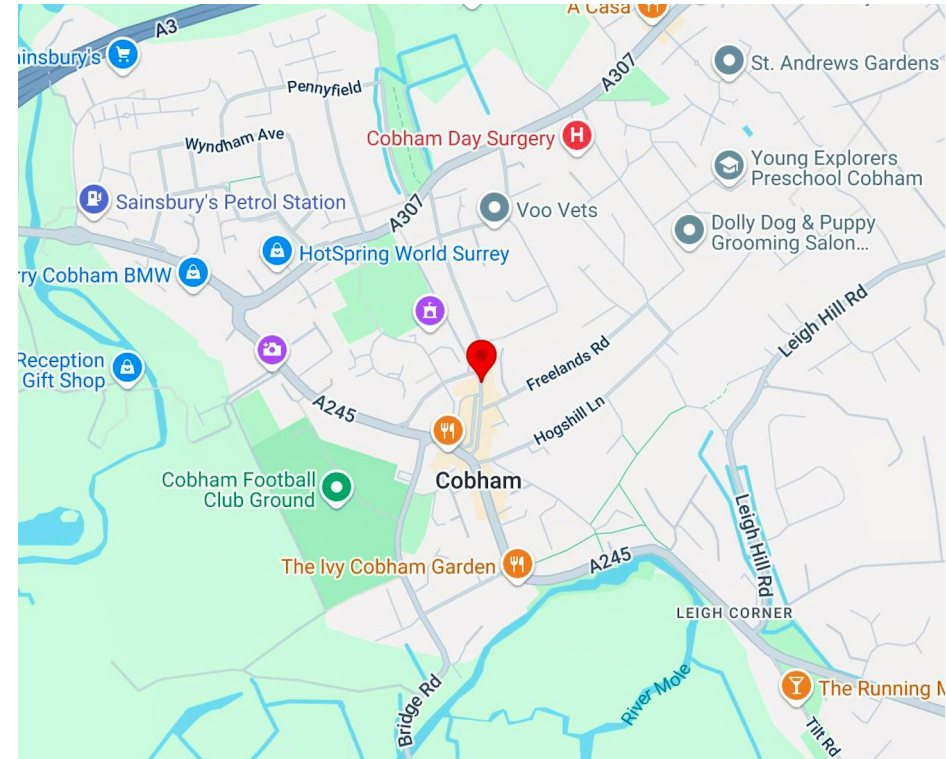
### DESCRIPTION

The property comprises a brick-built office development constructed approximately 20 years ago.

The buildings are arranged over ground, first, and second floors, with the available accommodation situated on the ground floor.

The suites can be let individually or combined to form a larger, self-contained unit.

The accommodation has recently been refurbished to a high standard.



## GROUND FLOOR, 30 & 32 ANYARDS ROAD

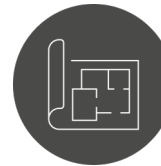
COBHAM | KT11 2LA

[VIEW WEBSITE](#)

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### SUMMARY

- Rent: £36.50 per sq ft exclusive
- Available Size: 937 to 1,969 sq ft
- Rates Payable: £12.42 per sq ft
- Service Charge: £6,800 per annum per suite excluding utilities
- EPC: C



### ACCOMMODATION

NAME	SQ FT	RENT	RATES PAYABLE	SERVICE CHARGE
Ground - 30	937	36.50 /sq ft	12,100.75 /annum	6,800 /annum
Ground - 32	1,032	36.50 /sq ft	12,350.25 /annum	6,800 /annum
<b>TOTAL</b>	<b>1,969</b>			

Floor areas are approximate NIA

### VIEWINGS & INFORMATION



Tom Boon

T 01372 360190

M 07879 864647

E [thomas.boon@hurstwarne.co.uk](mailto:thomas.boon@hurstwarne.co.uk)

Nic Pocknall



T 01372 360190

M 07770 416219

E [nic.pocknall@hurstwarne.co.uk](mailto:nic.pocknall@hurstwarne.co.uk)

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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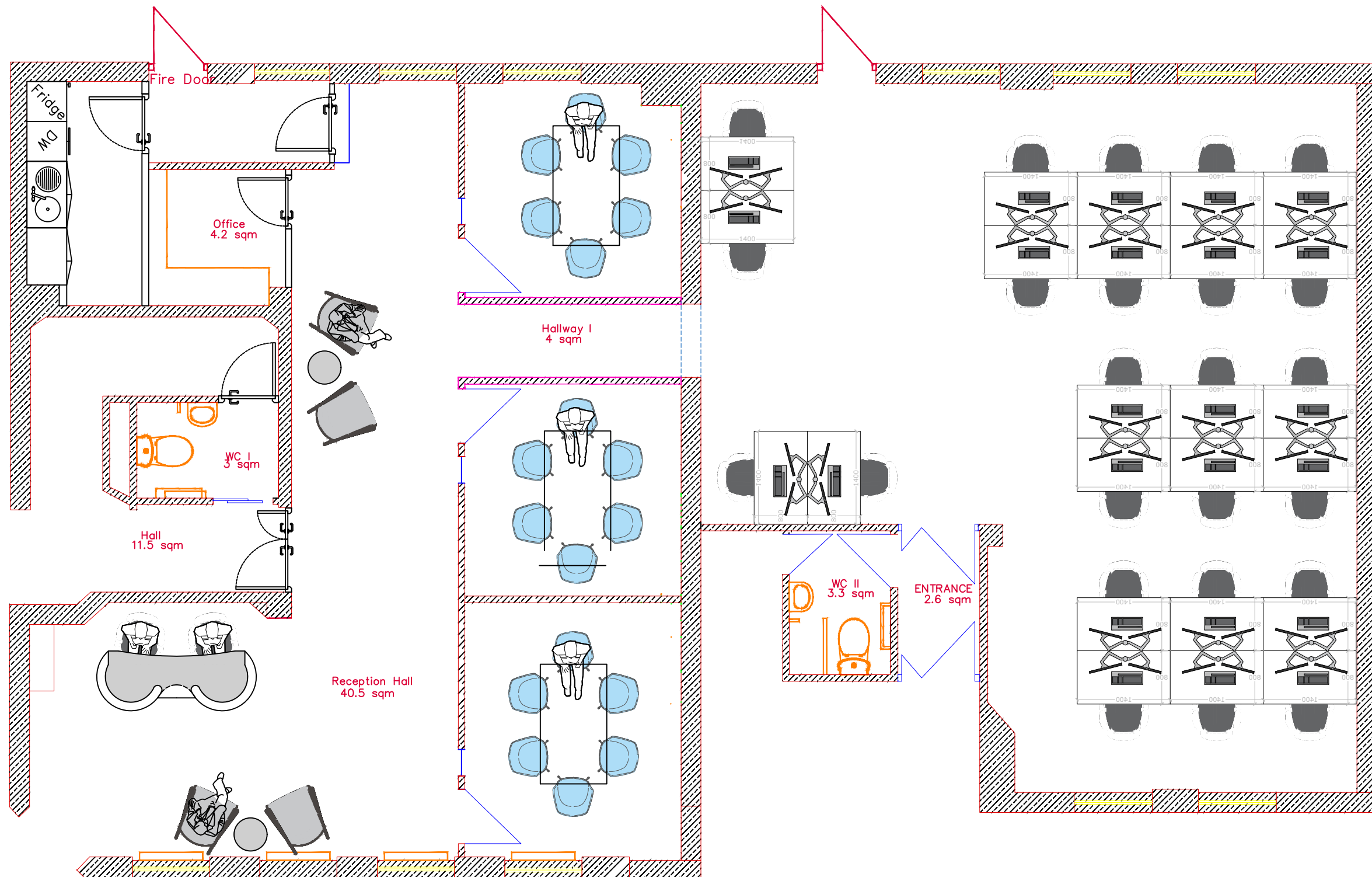
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**RICS**



OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25



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REV	DESCRIPTION	DRWN	CHKD	DATE

DRAWING  
STAGE

Proposed

CLIENT

New

SITE  
ADDRESS

???

PROJECT DIRECTOR	PROJECT MANAGER
MARK EVANS	ASHLEY EVANS

DRAWING  
TITLE

Option 2

PROJECT NO.	SCALE	DATE	REVISION
TBA	NTS	03/07/25	

DRAWING  
NO.

2

**REGENT PROJECTS**  
Regent Projects Ltd  
Little Oaks  
Shire Lane  
Chorleywood, Herts.  
WD3 5NT  
T: 0800 774 7144.

[www.regentprojects.com](http://www.regentprojects.com)