

## SECOND FLOOR

53-57 HIGH STREET | COBHAM

KT11 3DP



### SMALL SELF-CONTAINED OFFICE SUITE

TO LET - 730 SQ FT (67.82 SQ M)



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hurstwarne.co.uk

### KEY BENEFITS

- Prominent high street location
- Kitchen/WCs
- Self-contained
- 1 car parking space

### LOCATION

The property is situated at the south east end of Cobham High Street which has a wide range of shopping and staff amenities. The A3 is approximately one mile from the property with good links on to the M25 via J10 of the motorway.

Cobham also has the benefit of a rail service to London Waterloo with the station being approximately 1.5 miles from the property.

### DESCRIPTION

The property comprises a three storey building, extended to provide retail and office accommodation. The available space comprises the second floor office suite and the premises is available for occupation immediately following completion of legal formalities.



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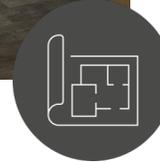


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### SUMMARY

- Rent: £22,000 per annum
- Available Size: 730 sq ft
- Rateable Value: £8,500
- Rates Payable: £5.87 per sq ft
- Service Charge: £3,360.00 per annum plus VAT
- EPC: E (122)



### ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
2nd	730	67.82	Available
<b>TOTAL</b>	<b>730</b>	<b>67.82</b>	

Floor areas are approximate NIA

### TERMS

The premises are available on a new lease direct from the landlord, on terms to be agreed.

### VIEWINGS & INFORMATION



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