

## TO LET

Fitted office space with kitchen and parking space located in a highly prominent position overlooking the A3 road.



### Surbiton - Office

198 sq ft (18.39 sq m) NIA

1979 • 2019 **40** YEARS

Suite 2A, Ace Of Spades, Hook Rise North, Surbiton, KT6 5AT

For viewing and further information contact:



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#### Key Benefits

- Flexible or longer leases available
- Prominent roadside location
- Excellent communication links
- Air conditioning
- LED lighting
- Car Parking



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**RICS**



# Suite 2A, Ace Of Spades, Hook Rise North, Surbiton, KT6 5AT

## Description

This two person office is ideal for a small business. The open plan, air conditioned office, has been refurbished and contains a fitted kitchen.

The office space is situated on the first floor and is accessed via a single flight of stairs.

## Location

This first floor office is located on the Ace of Spades roundabout adjacent to the A3 in a fantastic prominent position. The roundabout is elevated above the A3 and provides access directly onto the northbound carriageway and A309 southbound.

Main line rail services at nearby Tolworth and Surbiton connect to London Waterloo with a journey time of 35 minutes and 20 minutes respectively.

## Viewings

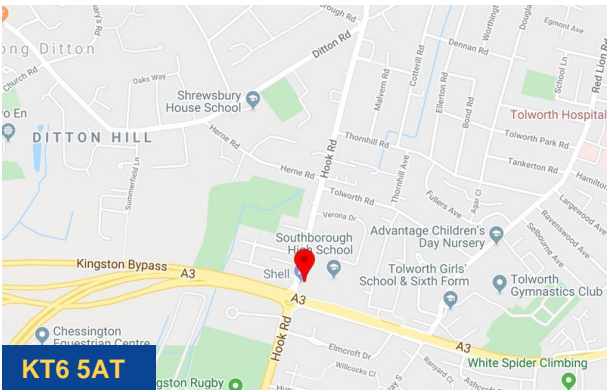
Viewings are strictly by appointment with the sole agents.

## Terms

Available on either a flexible or longer lease terms.

## Floor Area

Part 1st floor - 198 sq ft (18.39 sq m)



## Summary

Available Size	198 sq ft
Rent	£500 per month
Business Rates	Business Rates are included within the rent
EPC Rating	Upon Enquiry

## Viewing & Further Information

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