



1st & 2nd FLOORS, 13-15 BETWEEN STREETS, COBHAM, SURREY, KT11 1AA

- **TOWN CENTRE OFFICES TO LET**
- **834 SQ FT (77.47 SQ M)**
- **AVAILABLE TO LET ON A NEW LEASE**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Cobham is an affluent picturesque town within easy reach of London. It is well located for access to Heathrow and Gatwick Airports and the motorway network via the M25 (London Orbital) at Junction 10, which is approximately 3 miles distant.

Cobham is 19 miles from central London via the A3. Cobham and Stoke D'Abernon railway station offers a direct service to Guildford and London Waterloo.

Description

The first and second floor suite of rooms are self-contained and have their own ground floor entrance from Between Streets.

The office benefits from the following amenities:

- Electrical central heating
- Carpeting throughout office areas
- UPVC double glazed windows
- Kitchen (1st floor) with vinyl floor coving and modern cupboard units
- WC facilities on 1st floor

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

Accommodation

The premises has the following accommodation and dimensions and has been measured on a net internal area basis.

1 st Floor	Front room	17.83 m ²	192 sq ft
	Rear room1	18.38 m ²	198 sq ft
	Rear room 2	3.10 m ²	33 sq ft
2 nd Floor	Front room	16.13 m ²	174 sq ft
	Rear room 1	17.36 m ²	187 sq ft
	Rear room 1	4.67 m ²	50 sq ft
Total		77.47 m ²	834 Sq Ft

Parking

There are nearby public car parks where season tickets can be purchased.

Lease

The premises are available to let by way of a new full repairing and insuring Lease for a term to be agreed at a rent of £18,500 per annum exclusive.

VAT

VAT is not chargeable on the terms quoted.

EPC

The premises has a rating of E (118).

Legal Costs

Each party to be responsible for their own legal costs

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £10,250
UBR (2019/2020) 49.1 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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