



**Rent** £18,000 Per annum exclusive

**Size** 940 Square feet

**Ref** #2762

## Address

**Address:** Forest Road

**Postcode:** KT24 5HE

**Town:** East Horsley

**Area:** Surrey

## Location

Located on Forest Road next to the local mini mart and within walking distance of Effingham Main Line Station.

## Description

Workshop of approximately 940 sq ft, offering versatile space suitable for a range of uses.

There are double doors at the front and rear, providing convenient access for loading and unloading.

To the front of the property there is parking for two to three vehicles, while to the rear there is a yard measuring approximately 50 ft at its maximum depth by 25 ft in width. The rear yard also includes an outside WC.

This well-presented unit offers practical workspace with good access and useful external areas, making it ideal for a variety of occupiers.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum exclusive
<b>Rent details:</b>	Exclusive of rates and VAT, if applicable.
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Lease details:</b>	New lease or license for a term to be agreed.

## Features

- ✓ Immediately available
- ✓ On-site parking
- ✓ Yard area

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



