



**Rent** £1,200 Per month

**Size** 287 Square feet

**Ref** #3012

## Address

**Address:** Second floor office suite, 77a High Street

**Postcode:** KT10 9QA

**Town:** Esher

**Area:** Surrey

## Location

At the junction of High St and Claremont Lane with car parks close by. Esher benefits from a good mix of multiple and independent retailers and restaurants.

## Description

Available to let is this well-presented office suite in the heart of Esher High Street.

Please note that the images are library images as we do not have up to date photos at present.

Located on the second floor the suite comprises main office room measuring approximately 151 sq ft with door leading to the second office measuring approximately 116 sq ft.

The office suite comes with one parking space.

Phone line and broadband will be the tenant's responsibility.

Available now.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£1,200 Per month
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	12 month licence with mutual three month notice to break at any time.

## Features

- ✓ High street location
- ✓ On-site parking
- ✓ Parking close by
- ✓ Well presented
- ✓ All-inclusive terms
- ✓ B1 use

## 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.

