



**Size** 1,313 Square feet      **Ref** #3200

### Address

**Address:** Russell House, Kingston Avenue

**Postcode:** KT24 6QT

**Town:** East Horsley

**Area:** Surrey

### Location

Located behind Station Parade in East Horsley with it's shops and cafes and just moments from the train station.

## Description

Available to let is this bright and spacious office, suitable for a variety of different uses under the E Use class.

The current rent is £15,000 p.a however there is a rent review outstanding- Franklin Commercial are awaiting confirmation on the rent.

The unit is currently partitioned to form four small offices and a meeting room but the partitions could be removed to create a large open plan space.

There is a fitted kitchen area as well as male and female WC's.

The office benefits from air conditioning and there is on street parking located outside and on Station Parade.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent details:</b>	*Rent Review outstanding- we are awaiting new rent details
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £11,250, so full small business rates relief should currently apply, subject to the usual criteria.
<b>Lease details:</b>	Existing lease with 8 years remaining. Tenant option to break in 2027.

## Features

- ✓ 'E' Use class
- ✓ Air Conditioning
- ✓ On street parking
- ✓ Thriving village

## Property Map



## Important notice

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