



**Rent** £18,000 Per annum

**Size** 570 Square feet

**Ref** #3212

## Address

**Address:** The Old Smokehouse, Rear of 101-102 High Road

**Postcode:** KT14 7QT

**Town:** Byfleet

**Area:** Surrey

## Location

The property is located on the High Road in Byfleet, a densely populated suburban village which offers a number of amenities as well as Brooklands Retail Park, Marks & Spencer, Tesco and Lidl which are all near by.

## Description

Beautifully presented detached office building to let- £18,000 p.a.

The building has been renovated to an extremely high standard, boasting a fitted modern kitchen, WC with shower facility and office space spread over the ground and first floor. There are electrical heaters throughout and a parking space is available (unallocated) next to the building, as well as on street parking on the High Road.

The premises would suit a variety of different uses under the E use class but would especially suit office users/ professional service providers seeking high quality office space close to local amenities.

Early viewings highly recommended.

EPC Rating B

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum
<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

- ✓ Beautifully presented throughout
- ✓ Kitchen facility
- ✓ Parking close by
- ✓ Shower facility
- ✓ Early viewing recommended
- ✓ Recently refurbished

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.







