



**Rent** £1,050 Per month

**Size** 734 Square feet

**Ref** #3213

## Address

**Address:** 5b Highway Farm, Horsley Road

**Postcode:** KT11 3JZ

**Town:** Cobham

**Area:** Surrey

## Location

Rural location not far from the popular Cobham Village. Close to the A3 and M25. Please see map.

## Description

1st floor bright and spacious office unit measuring approximately 735 sq ft in total.

The office benefits from Air conditioning and heater unit, kitchenette, WC /Shower room and separate office/meeting room.

With 24/7 access and super-fast broadband connectivity, it is suitable for a variety of different businesses.

There is free car parking in the main car park area very close to the office.

Early viewings recommended.

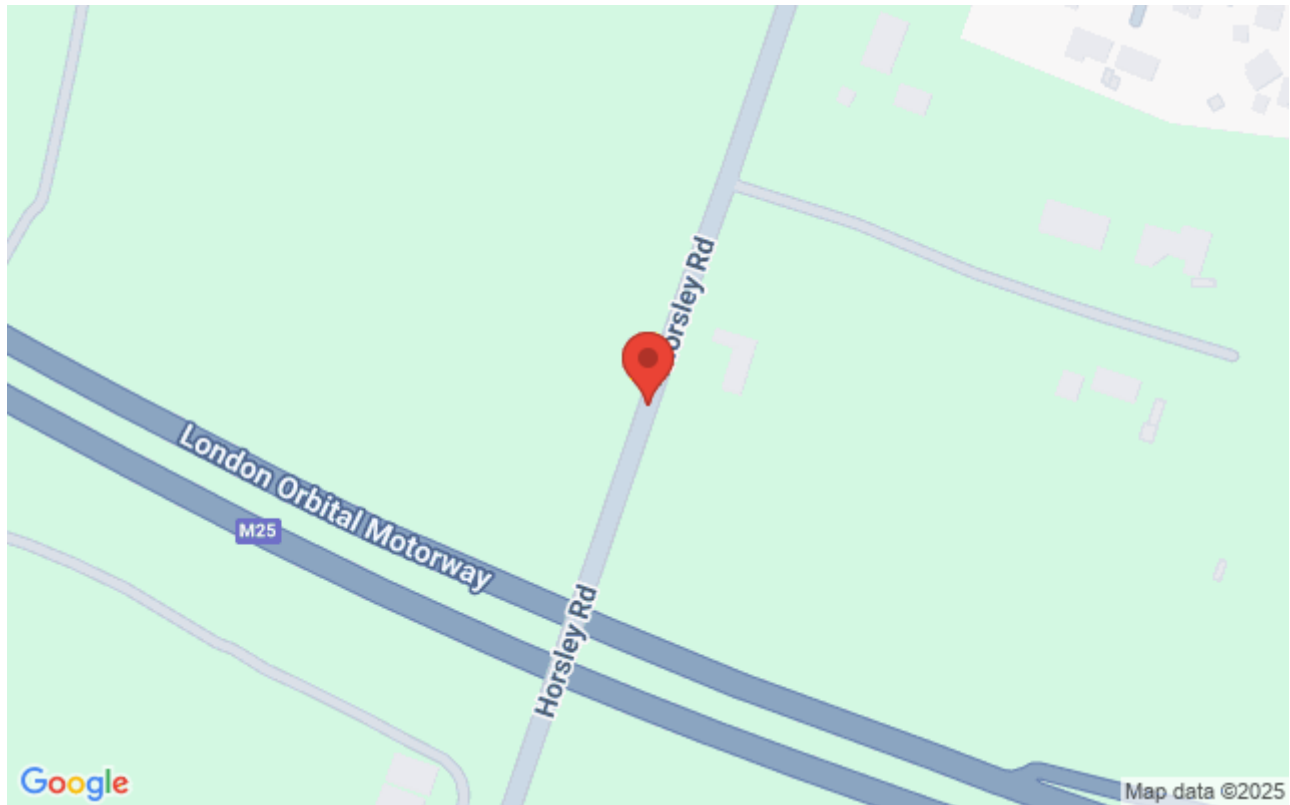
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£1,050 Per month
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	All leases on the farm are on a monthly license for flexibility. One months' notice to be given by either party to terminate the license

## Features

- ✓ Air Conditioning
- ✓ Available immediately
- ✓ Flexible lease terms
- ✓ Kitchen facility
- ✓ On-site parking
- ✓ Rural location

## 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.





