



**Rent** £1,200 Per month

**Size** 910 Square feet

**Ref** #3217

### Address

**Town:** New Haw

**Area:** Surrey

### Location

Woodham Lane in New Haw.

## Description

Available on new short term lease - £300 p.w.

The unit measures approximately 84.54m sq and has 3 phase electricity and a water supply (no gas).

The roller shutter door measures 2.5 m wide x 2.46m high.

The minimum ceiling height in the unit is 3.58m and maximum 4.04m.

Please view by appointment only through us on 020 711 2526.

EPC band E.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£1,200 Per month
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	The VOA website states a RV of £10,000, so full small business rates relief should apply, subject to the usual criteria.

## 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.

