



**Rent** £13,500 Per annum

**Size** 353 Square feet

**Ref** #3230

## Address

**Address:** Bewley House, Park Road

**Postcode:** KT10 8NP

**Town:** Esher

**Area:** Surrey

## Location

1.2 miles from Esher railway station. Esher benefits from a range of amenities, retailers, cafes and restaurants. Nearby occupiers include Everyman cinema, Gails, Fego, Boots and Pizza Express

## Description

Spacious second floor office to rent in the heart of Esher High Street.

The office is carpeted with perimeter trunking and benefits from shared facilities such as lobby, WC's and kitchen. Ground floor meeting rooms can also be used by arrangement.

Further benefits include gas central heating and comfort cooling.

The tenant is responsible for their own gas, electricity and business rates which are currently £1,946.10 p.a.

EPC rating C.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£13,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser

## Features

- ✓ Air Conditioning
- ✓ High street location
- ✓ Low passing rent
- ✓ Shared Kitchen
- ✓ Meeting room

## 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.

