



**Rent** £1,200 Per month

**Size** 306 Square feet

**Ref** #3244

## Address

**Address:** Rear of 1 Hollyhedge Rd

**Postcode:** KT11 3DE

**Town:** Cobham

**Area:** Surrey

## Location

Located just behind the High Street - close to the public car park. Nearby occupiers include Gail's Bakery, Pizza Express, Waitrose, Sainsbury's local, Coppa Club, Space NK and Sweaty Betty. Cobham also contains an excellent range of long established and interesting independent traders.

## Description

Rent - £1,200 p.c.m.

Office available on a short term basis. Our clients can only agree to a lease/license up to one year initially.

The premises measures a total of 306 sq ft including the small kitchenette and WC.

Viewings to be arranged via Franklin Commercial - 0207 117 2526.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£1,200 Per month
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	Up to one year only.

## Features

- ✓ 'E' Use class
- ✓ 24/7 access
- ✓ Favoured location
- ✓ Short term license available

## 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.



