



**Rent** £500 Per month + VAT

**Size** 83 Square feet

**Ref** #3196

## Address

**Address:** 77a High Street

**Postcode:** KT10 9QA

**Town:** Esher

**Area:** Surrey

## Location

Esher benefits from a good mix of major and smaller independent retailers, coffee shops and restaurants, along with Everyman Cinema and Sandown Park race course- Recent additions include Fego, Gails Bakery and Lark. The A3 is within close proximity and Esher Train Station is within walking distance.

## Description

Office room located on the second floor in the centre of Esher High Street.

Communal toilets on the ground floor.

Rent includes utilities apart from broadband/ phone line.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£500 Per month + VAT
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ High street location
- ✓ On street parking
- ✓ Public car park nearby

## 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.