



**Rent** £23,500 Per annum + VAT

**Size** 1,250 Square feet

**Ref** #2816

## Address

**Address:** 9, Coppergate Mews, Brighton Rd

**Postcode:** KT6 5NE

**Town:** Surbiton

**Area:** Surrey

## Location

Located within easy walking distance of Surbiton mainline station with its fast service to Waterloo. The town centre with all of its amenities and the river are also close by and Brighton Road has metered parking.

## Description

Our clients will also consider letting the offices by the floor- terms on application.

Set within a secure, gated courtyard behind Brighton Rd, the property offers modern mostly open plan space over three floors, with Kitchen facility to ground floor and toilets to ground & second floors. The building has reverse air conditioning and plenty of natural light with the added benefit of a private rear courtyard and two parking spaces.

EPC band D.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£23,500 Per annum + VAT
<b>Rent details:</b>	Year 1 Rent. Rising thereafter.
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £21,500, payable at the prevailing rate.
<b>Lease details:</b>	New sub lease for a term to be agreed- to be drafted outside the Landlord and Tenant Act 1954.

## Features

- ✓ B1 use
- ✓ Disabled toilet
- ✓ New lease available
- ✓ Close to station
- ✓ Entry phone
- ✓ On-site parking
- ✓ Reverse air conditioning

## 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.



