



**Rent** £8,500 Per annum + VAT

**Size** 324 Square feet

**Ref** #2868

## Address

**Address:** Top floor office, 77a High Street

**Postcode:** KT10 9QA

**Town:** Esher

**Area:** Surrey

## Location

At the junction of High St and Claremont Lane with car parks close by. Esher benefits from a good mix of multiple and independent retailers and restaurants.

## Description

Opportunity to rent second floor office space for 4/5 desks with one allocated parking space.

The reception/single person office measures approximately 90 sq ft with door to main office of approx' 230 sq ft, which will accommodate 4 desks.

The suite forms part of an attractive building in the centre of Esher and there are communal toilets on the ground floor. The phone line and broadband will be the tenant's responsibility.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£8,500 Per annum + VAT
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	12 month licence with mutual three month notice to break at any time.

## Features

- ✓ All-inclusive terms
- ✓ B1 use
- ✓ Parking close by
- ✓ High street location
- ✓ 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

