



**Rent** £795 Per month

**Size** 337 Square feet

**Ref** #2935

## Address

**Address:** Unit 4B, Highway Farm

**Postcode:** KT11 3JZ

**Town:** Cobham

**Area:** Surrey

## Location

Close to Cobham Village, the A3 and M25.

## Description

Spacious, bright office available now.

24/7 access.

High speed broadband.

Air-conditioning/heating.

Ample parking on site.

The office is accessed via a door at ground floor level and is located on the first floor.

The office measures a total of 337 sq ft to include the kitchenette and W.C.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£795 Per month
<b>Rent details:</b>	One months rent deposit required
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	We understand that the office qualifies for small business rates relief - please verify.
<b>Lease details:</b>	All leases are on a monthly license for flexibility and many Tenants have been in occupation for a number of years

## Features

- ✓ Air Conditioning
- ✓ First floor
- ✓ Kitchen facility
- ✓ On-site parking
- ✓ Rural location

## 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.



