



**Rent** £18,000 Per annum + VAT

**Size** 1,195 Square feet

**Ref** #2938

## Address

**Address:** 48 Station Road

**Postcode:** KT11 3BT

**Town:** Cobham

**Area:** Surrey

## Location

In the heart of Stoke D'Abernon village, opposite Cobham train station and just a short drive from Cobham Town Centre. Stoke D'Abernon has a nice selection of small businesses and the popular Plough pub is located at the end of the road.

## Description

We are pleased to offer this bright and spacious office suite conveniently located by Cobham train station, benefiting from two allocated parking spaces and on street parking to the front and opposite (two hour maximum stay.)

The first floor comprises four separate offices:

The office at the front of the property overlooking the road measures approximately 304 sq ft, the office to the rear measures approximately 288 sq ft. A further office measures approximately 225 sq ft with an additional office/ reception area off this measuring approximately 131 sq ft. The WC and kitchenette are both located on this floor.

The second floor can be used as an additional smaller office or storage area and measures approximately 148 sq ft in total.

Total of approximately 1195 sq ft (including hallway and kitchen.)

Offices could also be let on an individual basis.

EPC band D.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum + VAT
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £17,250 payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Allocated parking
- ✓ Close to station
- ✓ Kitchen facility
- ✓ Public car park nearby
- ✓ Storage space

## 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.









