



**Rent** £15,000 Per annum + VAT

**Size** 400 Square feet

**Ref** #2976

## Address

**Address:** Ground floor office, 8 Coppergate Mews, 103-107 Brighton Road

**Postcode:** KT6 5NE

**Town:** Surbiton

**Area:** Surrey

## Location

Located within easy walking distance of Surbiton mainline station and Surbiton town centre with all of its amenities. Brighton Road has metered parking.

## Description

£15,000 p.a inclusive of utilities, buildings insurance and service charge.

Available immediately, this well-presented, open-plan ground floor office suite offers a bright and versatile workspace, enhanced by ample natural light. The property benefits from a private rear courtyard, an allocated parking space, and features including air conditioning, an entry phone system, and stylish bi-folding doors to the front.

Located in a quiet, gated development just behind Brighton Road, the office is within easy walking distance of the river, town centre, and mainline station, which provides a fast and frequent service to London Waterloo.

This is a fantastic opportunity to secure a high-quality office in a sought-after location.

Early viewings are highly recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£15,000 Per annum + VAT
<b>Rent details:</b>	Rent is inclusive of utilities, buildings insurance and service charge
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The valuation office website reveals a RV of £9,600, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Close to station
- ✓ Entry phone
- ✓ On-site parking
- ✓ Open plan
- ✓ Air Conditioning
- ✓ Bi-fold doors

## 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.



