



**Rent** £22,000 Per annum    **Size** 1,313 Square feet    **Ref** #3200

#### Address

**Address:** Russell House, Kingston Avenue

**Postcode:** KT24 6QT

**Town:** East Horsley

**Area:** Surrey

#### Location

Located behind Station Parade in East Horsley with its shops and cafes and just moments from the train station.

## Description

**New Lease terms to be agreed.**

**Starting rent: £22,000 p.a.**

Available to let is this bright and spacious office, suitable for a variety of different uses under the E Use class.

The unit is currently partitioned to form four small offices and a meeting room but the partitions could be removed to create a large open plan space.

There is a fitted kitchen area as well as male and female WC's.

There is on street parking located outside and on Station Parade.

Early viewings recommended.

## General Information

**Tenure:** Leasehold

**Rent:** £22,000 Per annum

**Legal fees:** Both parties to be borne by the ingoing tenant/purchaser

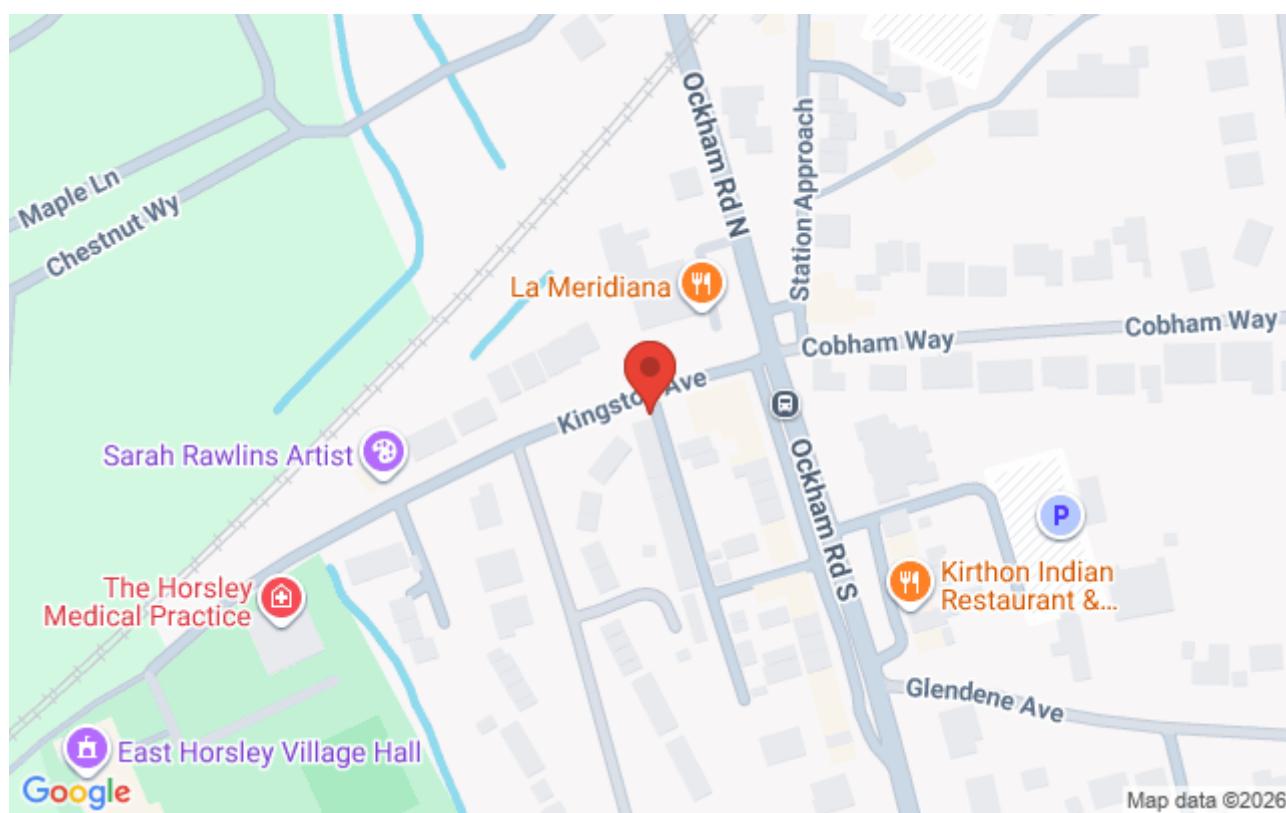
**Rateable value:** The VOA website states a R.V. of £12,500 from the 1st April 2026.

**Lease details:** New FRI lease for a term to be agreed.

## Features

✓ 'E' Use class      ✓ On street parking      ✓ Thriving village

## Property Map



## Important notice

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## 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.

