



**Rent** £18,000 Per annum + VAT

**Size** 876 Square feet

**Ref** #3307

## Address

**Address:** 13a Between Streets

**Postcode:** KT11 1AA

**Town:** Cobham

**Area:** Surrey

## Location

Popular location next to Coppa Club and opposite Waitrose. Other nearby occupiers include Space NK, Jojo Maman Bebe, Pizza Express and many others. There is a public car park close by.

## Description

Office Suite Available in Cobham Town Centre- £18,000 p.a + VAT.

A well-presented office suite totalling approximately 876 sq ft, spread across the first and second floors, offering bright and versatile workspace. The premises include a kitchen area and WC facilities, providing a practical and comfortable working environment.

Situated just off the High Street, the location benefits from immediate access to shops, cafés, and local amenities, making it an ideal setting for a variety of professional businesses.

There are 10 years remaining on the current lease, or a new lease may be made available by negotiation.

The property should benefit from Nil business rates subject to meeting the criteria.

Early viewings are highly recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,000 Per annum + VAT
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	10 years remaining or a new lease available for a term to be agreed

## Features

- ✓ Close to many multiples
- ✓ Parking close by
- ✓ Densely populated area
- ✓ Kitchen facility
- ✓ Town centre location

## 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.



