



Rent £895 Per month

Size 586 Square feet

Ref #3322

Address

Address: 1st and 2nd floor. 34 Station Approach

Postcode: KT14 6NF **Town:** West Byfleet

Area: Surrey

Location

Opposite Byfleet station in a local parade, Waitrose is close by, along with a nice range of shops, cafes and restaurants.

Description

A fantastic opportunity to lease a bright and well-maintained office arranged over the first and second floors, ideally located directly opposite West Byfleet Station. The property offers approximately 388 sq ft on the first floor, and approximately 198 sq ft on the second floor.

The office is available partly furnished.

On-street parking is conveniently available along Station Approach, making access easy for both staff and visitors.

This office space is perfect for small businesses or startups seeking a cost-effective base in a well connected area.

Early viewing is strongly recommended due to the highly competitive rent.

EPC Rating C.

General Information

Tenure: Leasehold

Rent: £895 Per month

Legal fees: Not specified

Rateable value: The valuation office website reveals a RV of £9,600, payable at

the prevailing rate. Full business rates relief should apply

subject to the usual criteria.

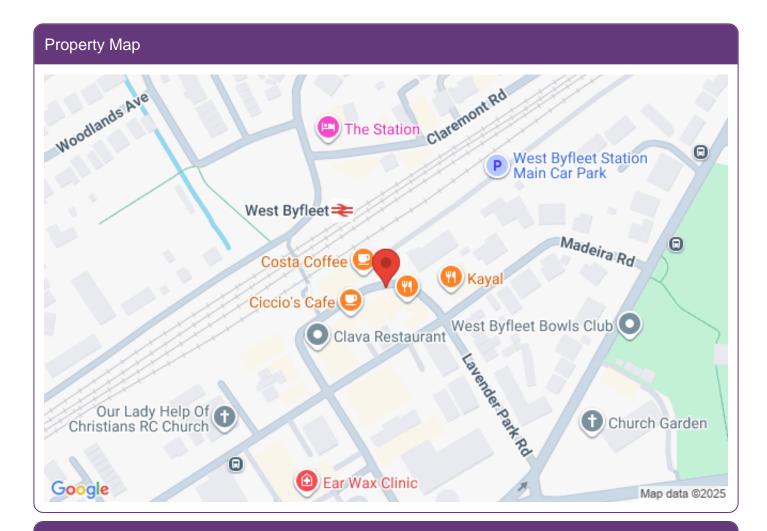
Lease details: Existing lease expires in March 2026. The landlord may

consider granting a new lease

Features

✓ Available immediately
✓ Local Parade
✓ Low passing rent
✓ On street parking

Opposite station
Air Conditioning



Important notice

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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.

















