



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

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.



