

FIRST FLOOR OFFICE

TO LET



EGi's Most Active Dealmaker - Surrey 2018/19



**STUDIO 8, DESIGN HOUSE, GUILDFORD ROAD,
BOOKHAM, KT23 4HB**

First Floor Office Suite

One Allocated Parking Space

All Inclusive Rent

37.16 sq. m. / 400 sq. ft.



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
www.owenshipp.co.uk

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Location

Studio 8 is located within a purpose built office development adjacent to Reptons Coaches and the Trust Ford Garage, occupied by several commercial office occupiers.

The closest train station is Bookham, approximately 1.6 miles away and this offers a good service between London Waterloo and Guildford.

The office is located on the A246 (Guildford Road) with access to Junctions 9 or 10 on the M25 approximately 10 minutes away.

Description

An office suite formed of 4 desks within the first floor along with parking to the front of the property with one allocated space.

Internally the office is open plan and has been fitted out to a good standard with carpet tiles and fluorescent cat 2 lighting. The office benefits of a shared kitchenette on first floor level and a shared meeting room at second floor level.

Accommodation

The net internal area is approximately:

Office	20.82 sq. m. / 224 sq. ft.
Meeting Room	16.38 sq. m. / 176 sq. ft.

Total: 37.16 sq. m. / 400 sq. ft.

Rent

£900 (+VAT) per calendar month (all-inclusive).

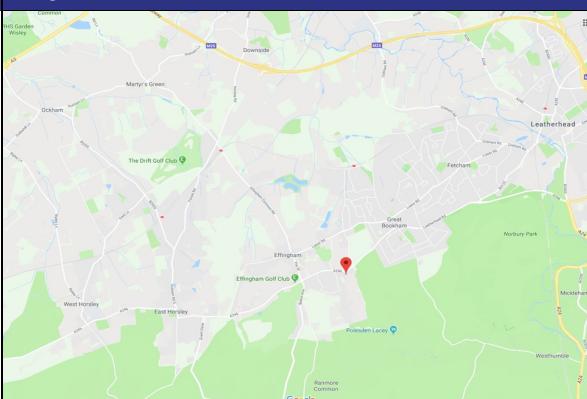
Business Rates

Included within the passing rent.

Tenure

Available on a new license for a term to be agreed

Map



Internal



EPC

To be assessed.

Legal Costs

Each party to bear their own costs.

Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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