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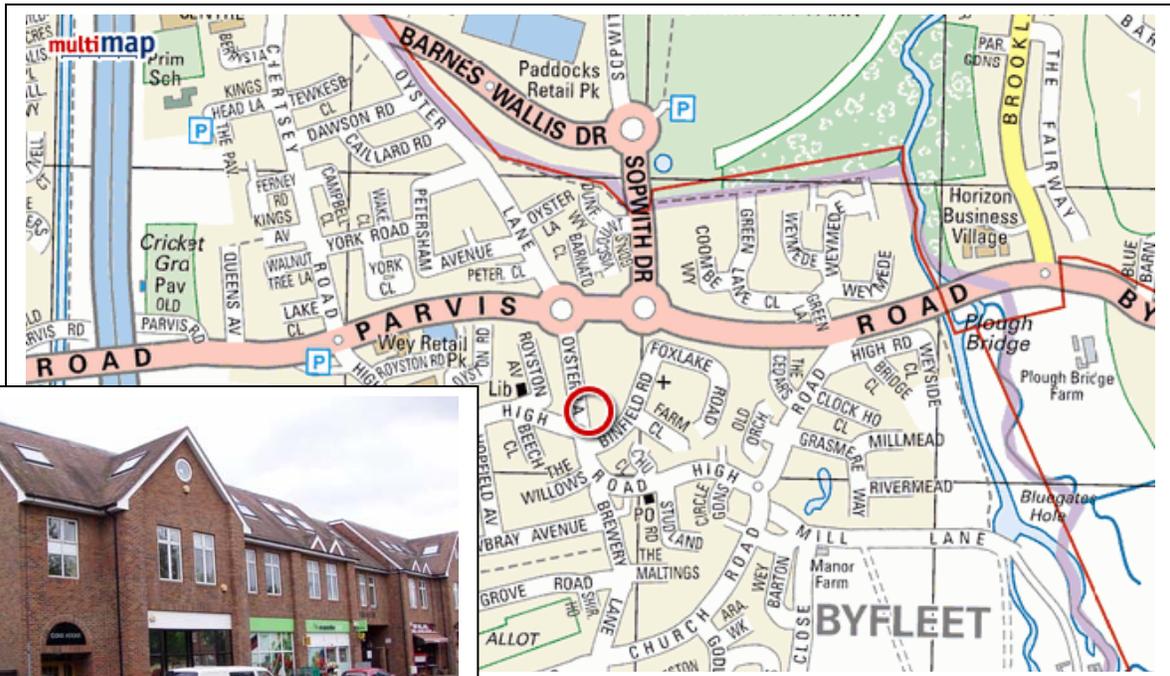
TO LET

May be suitable for retail/medical or other uses subject to planning

Shop fronted air-conditioned Office Suite

Approx 1,108 sq ft (103 sq m)

With 4 car parking spaces



***GROUND FLOOR
COBBE HOUSE
OYSTER LANE
BYFLEET KT14 7DU***

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**Ground Floor, Cobb House
Byfleet, Surrey KT14 7DU**

- Location:** Byfleet village is located between Woking and Weybridge on the A245. Cobb House is situated in the centre of Byfleet village close to the junction of Oyster Lane with The High Road. The A245 provides access to the A3 at Cobham and to junction 10 of the M25. Byfleet and New Hall railway station is within easy reach providing a regular service in to London Waterloo.
- Description:** Cobb House is a detached three-storey office building with retail units on the ground floor plus a ground floor office suite.
- Access into the suite is via the main entrance into Cobb House on the left hand side of the building into a communal ground floor entrance hall. However the suite does have a shop front, which could be used as a separate means of access direct from the pavement once a door has been created.
- The office suite is largely open plan with a kitchen/staffroom and partitioned meeting room. Other amenities include skirting trunking, suspended ceilings with Cat II lighting, air-conditioning, and four car parking spaces in the secure car park at the rear of the building.
- Accommodation:** The ground floor office suite has an approximate net internal floor area of 1,108 sq ft or 103 sq m. It is currently used as offices but with a new front entrance could be suitable for A1/A2 retail, medical or other uses, subject to planning.
- Rating Assessment:** The suite has a rateable value of £11,250.00 with an amount of rates payable for the year from April 2011 of £4,871.25. This is based on the standard rate of 43.3p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.
- Terms** The premises are available to let on a new full repairing and insuring lease by way of a service charge for a term to be agreed.
- Rent:** £15,000.00 per annum exclusive.
- Legal Costs:** Both parties' legal costs to be borne by the ingoing tenant.
- Viewing:** Strictly by appointment with sole agents.

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PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable