



Rent: £15,000 Per annum + VAT **Size:** 425 Sq Ft **Ref:** #2961 **Status:** New on!

Location

Located within easy walking distance of Surbiton mainline station and Surbiton town center with all of its amenities. Brighton Road has metered parking.

Description

Bright and spacious open plan first floor office suite measuring approximately 425 sq ft.

The office will benefit from full small business rates relief- subject to the usual criteria.

Situated in a quiet, gated development behind Brighton Road, within easy walking distance of the river, town center, and Surbiton Mainline Station with it's fast service to Waterloo. There is an entry phone system, kitchenette and one allocated parking space.

Shared WC facilities are located on the second floor.

Please note that the office will be cleared and painted prior to occupation.

Early viewings recommended.

Address



Address: 1st floor office, 5 Coppergate Mews, 103-107 Brighton Road Postcode: KT6 5NE Town: Surbiton Area: Surrey

General information

Tenure:	Leasehold
Rent:	£15,000 Per annum + VAT
Rent details:	Inclusive of utilities. We understand VAT will be applicable to the rent.
Legal fees:	Not specified
Lease details:	New lease for a term to be agreed

Features

- ✓ Air Conditioning
- ✓ Close to station
- ✓ On-site parking
- ✓ Open plan
- ✓ Cat II Lighting
- ✓ Entry phone
- ✓ Kitchen facility

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 £150 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

