



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

Single Storey Office Unit  
478 sq. ft ( 44.42 sq. m)

**The Cobblers, The Green, Elstead, GU8 6DU**

## LOCATION

The premises is in a central location within Elstead, the subject property is currently trading as the reading chest (office) and is located next door to the SPAR convenience store. There is free parking available in front of the spar and unrestricted parking on the surrounding roads.

## DESCRIPTION

The subject property is single storey brick-built property with a multipitch tiled roof, single glazed wooden framed windows, and exposed wooden beams. The property is accessed along the right elevation entering a small lobby area with the WC and then to the left an opening into the office space which extends from the very front to the rear of the property. There is a kitchenette accessible on the right-hand side of the office space.

Internally the property has carpet floors, painted walls, gas radiators, single glazed windows, fluorescent tube lighting, exposed beams, and power points throughout.

## ACCOMMODATION

	Sq. Ft	Sq. M
<b>Kitchen</b>	15.5	1.44
<b>WC</b>	27.8	2.59
<b>Office</b>	421.2	39.13
<b>Total</b>	478	44.42

## RENT

£12,000 per annum

## EPC

To be reassessed.

## RATES

Rateable Value: £8,300

Rates Payable: £4,067

*100% Small Business Rates would be available for eligible occupiers.*

## LEGAL COSTS

Each party to bear their own legal costs



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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## CONTACT

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