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Owen Isherwood
CHARTERED SURVEYORS

TO LET

HIGH STREET OFFICES 5
459.3 sq. ft (42.67 sq. m)

35a High Street, Bookham, Leatherhead KT23 4AD

LOCATION

The property is located on Bookham High Street on the eastern side of the High Street and located centrally. It is situated above the left-hand side of a block of three retail units.

Great Bookham is a pleasant and desirable village in central Surrey, less than three miles from Leatherhead and ten miles from Guildford. The closest railway station is Bookham, just a mile from the property, providing services into Guildford and London Waterloo. The 479 Bus is accessed on Lower Road with services to Little Bookham, Guildford and Effingham.

DESCRIPTION

The subject property is a broad two-storey brick build with a multi-pitched tiled roof with uPVC rainwater goods. The subject unit is above the left-hand unit of three ground floor shops, the office is formed of a ground floor entrance foyer and wc with stairs leading to the first floor offices. On the first floor you enter the first office space off the stairs giving an open plan space, there is a small hallway leading to the front office overlooking the high street and off this hallway there will be a kitchenette installed.

Internally the office has carpet floors, double glaze windows to the rear and single glazed to the front office, we have been told the office will be offered refurbished including re-wiring, electric heating, refurbished wc and kitchenette, updated lighting and carpet flooring.

ACCOMMODATION

Rear Office	298.2 sq. ft	27.7 sq. m
Corridor	39.9 sq. ft	3.7 sq. m
Front Office	161.2 sq. ft	17.97 sq. m
Kitchenette	70.8 sq. ft	6.6 sq. m
Total	459.3 sq. ft	42.67 sq. m

RENT

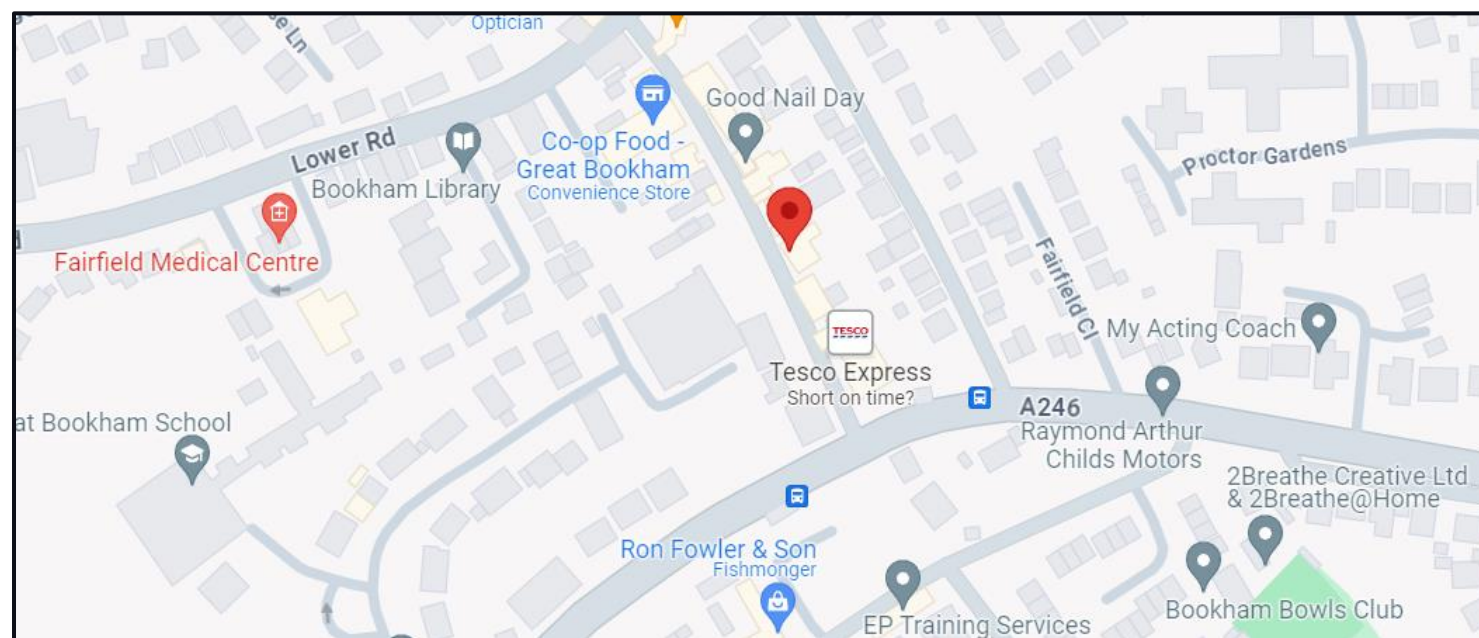
£12,000 per annum

RATES

Rates Payable: £4,067

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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