



Rent: £14,500 Per annum + VAT **Size:** 425 Square feet **Ref:** #2961 **Status:** New on!

Location

Located within easy walking distance of Surbiton mainline station, the river and Surbiton town centre 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.

Available now.

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 centre, and Surbiton Mainline Station with it's fast service to Waterloo. There is an entry phone system and kitchenette with shared WC facilities located on the second floor. A parking space may also be available. [△](#)

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:	£14,500 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 ✓ 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

