



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 righthand 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
Kitchen	15.5	1.44
WC	27.8	2.59
Office	421.2	39.13
Total	478	44.42

RENT

£12,000 per annum

### EPC

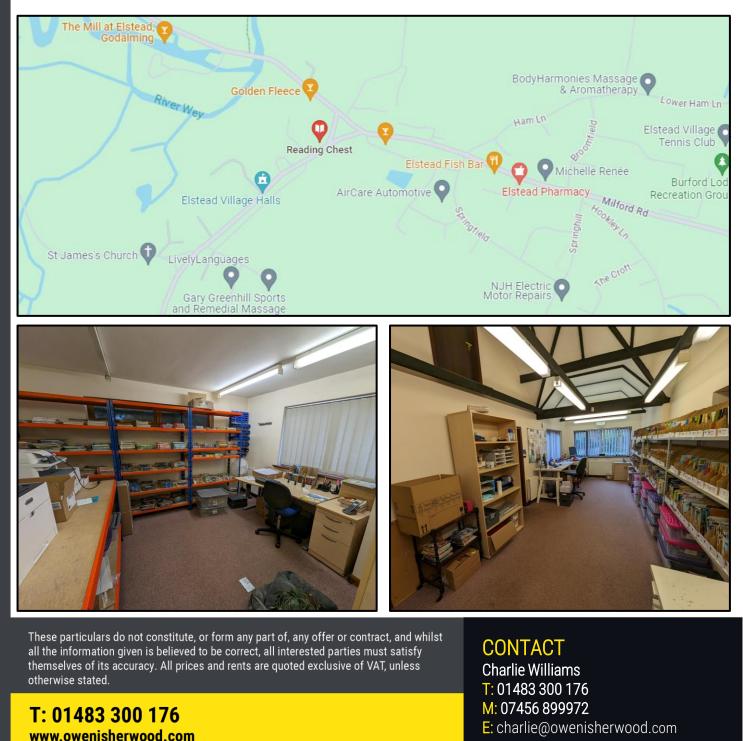
To be reassessed.

## 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



**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**