



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

FIRST FLOOR CHARACTER OFFICES

462 Sq Ft (42.92 Sq M)

188a HIGH STREET, RIPLEY, WOKING, SURREY GU23 6BD



- Attractive First Floor Character Offices
- Self-Contained Secure Access
- Flexible Lease Terms Available
- Popular Village Location Close to A3
- 100% Rates Relief Available for Qualifying Tenants.

LOCATION

The premises are located at the end of Ripley High Street only a short drive from access to the A3 London to Portsmouth trunk road and above "Seymour's" Estate Agents in the centre of Ripley. Ripley is a popular village with good local amenities located only 5 miles from Woking and 6 miles from Guildford town centres. Mainline rail services are available at Byfleet, West Clendon, Woking and East Horsley, all of which provide a commuter service to London (Waterloo).

DESCRIPTION

The offices are on the first floor above Seymour's estate agents with self-contained access from the side elevation. There are shared Kitchenette and WC facilities but otherwise the unit is capable of being made self contained. The space is laid out in two separate offices and provides bright accommodation with gas central heating, and spotlights..

ACCOMMODATION

Office 1	22.30 sq m	240 sq. ft
Office 2	20.62 sq m	222 sq. ft
Total	42.92 sq m	462 sq. ft

RENT

£1,125 per calendar month

LEASE

Available on new lease or licence with flexible, internal repairing only terms.

RATES

Rateable Value: £3,900

Rates Payable: £1,599

EPC

N/A – Grade II Listed Building

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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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