



Rent: £40,000 Per annum + VAT **Size:** 1,350 Square feet **Ref:** #3078 **Status:** New on!

Location

Located within easy walking distance of Surbiton mainline station with its fast service to Waterloo. Surbiton town centre and the river are also close by and Brighton Road has metered parking.

Description

Available on a new lease for a term to be agreed.

Set within a secure, gated courtyard behind Brighton Road, the property offers modern mostly open plan space over three floors, with Kitchen facility to ground floor and toilets to ground & second floors. The building has reverse air conditioning and plenty of natural light with the added benefit of a private rear courtyard and two parking spaces.

EPC band D.

(Please note that photos are library photographs.)

Address



Address: 9, Coppergate Mews, Brighton Rd Postcode: KT6 5NE Town: Surbiton Area: Surrey

General information

Tenure:	Leasehold
Rent:	£40,000 Per annum + VAT
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £21,500 per annum, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ 'E' Use class
- ✓ Close to river
- ✓ Close to station
- ✓ Demised parking
- ✓ Early viewing recommended
- ✓ Entry phone

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.