



**Rent:** £1,150 Per month + VAT **Size:** 263 Square feet **Ref:** #3195 **Status:** New on!

## Location

Esher benefits from a good mix of major and smaller independent retailers, coffee shops and restaurants, along with Everyman Cinema and Sandown Park race course- Recent additions include Fego, Gails Bakery and Lark. The A3 is within close proximity and Esher Train Station is within walking distance.

## Description

Modern office to let in Esher High Street on all inclusive terms.

£1,150 pcm + VAT

Located on the second floor the office measures approximately 150 sq ft and can accommodate approximately 4 desks, there is an additional room off the main office measuring approximately 113 sq ft.

The suite forms part of an attractive building in the centre of Esher and there are communal toilets on the ground floor.

1 allocated parking space.

Rent includes utilities apart from broadband/ phone line.

Early viewings recommended.



## Address

Address: 77a High Street Postcode: KT10 9QA Town: Esher Area: Surrey

## General information

Tenure:	Leasehold
Rent:	£1,150 Per month + VAT
Legal fees:	Each party to bear their own
Lease details:	New lease for a term to be agreed.

## Features

- ✓ Allocated parking
- ✓ Available immediately
- ✓ Flexible lease terms
- ✓ High footfall
- ✓ High street location

## 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.