

PROPERTY PARTICULARS

GROUND FLOOR OFFICE TO LET

ROOM 2 – 9.54 SQ M/102.69 SQ FT



SUITE 2 PYRFORD HOUSE

PYRFORD HOUSE

WEST BYFLEET

KT14 6LD

Regulated by RICS



EH Eggerdon
& Holland
CHARTERED SURVEYORS
07523 958083
www.eggerdon-holland.co.uk

LOCATION

Pyrford House fronts Pyrford Road and is a short walk from Old Woking Road which is the main road through West Byfleet. The town offers shopping, banking facilities and pay and display car parking. West Byfleet railway station is within walking distance and provides a service to London Waterloo. The M25 can be joined at Junction 10 (Wisley) & 11 (Chertsey), and the A3 at Cobham, which in turn provides access to the national motorway network as well as Heathrow & Gatwick Airports.

DESCRIPTION

Suite 2, Pyrford House has been completely refurbished in the past few years to provide high quality space arranged over ground and first floor. The property offers three separate rooms, a communal kitchen/break out area, two toilets and gas fired heating via radiators. The offices are ideal for a business seeking to make that first move from home or simply as space with the benefits of nearby shopping, banking and access to London via the railway service. We currently have room 2 on the ground floor available to let, with vacant possession from January 2019, but possibly sooner by arrangement. Please note photos are taken from archive records.

FLOOR AREA

Ground floor

Room 2 9.54 sq m (102.69 sq ft)

EPC

C61 Rating – Certificate available upon request.

TERMS

A new internal repairing/decorating lease is available for a term to be agreed. The lease will exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954 Part 2 (as amended).

RENT

£3,600 per annum.

Rent stated above are inclusive of base rent, buildings insurance, utility costs, external and communal maintenance/cleaning and service contracts/repairs. The tenant to pay business rates directly to Woking Borough Council.

LEGAL COSTS

The landlord used an in-house lease to keep legal costs to a minimum.

VIEWINGS

Viewings strictly by appointment only with Sole Agent:

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E: phil@eggerdon-holland.co.uk

