

PROPERTY PARTICULARS

SELF-CONTAINED OFFICE BUILDING TO LET

8 CAR PARKING SPACES

APPROX. 260.58 SQ M (2,805 SQ FT)



YORK HOUSE

ROSEMOUNT AVENUE

WEST BYFLEET KT14 6LB

Regulated by RICS



LOCATION

The office is located in Rosemount Avenue, West Byfleet which is to the south of the town centre's shopping and banking facilities which are within walking distance. Woking is the nearest major centre and this is to the south west. West Byfleet station offers a main line rail service to London Waterloo. The A3 can be joined at Cobham or Ripley and J10 of the M25 provides access to the national motorway network as well as Heathrow and Gatwick Airports.

DESCRIPTION

York House is a self-contained building with office accommodation arranged over three similar sized floors. There is a kitchen on the ground floor and W.C. facilities on each floor. The office comprises a mixture of open plan space as well as several partitioned rooms. There is additional storage space in the roof void. To the rear there is a private car park with 8 spaces.

FLOOR AREAS

Ground Floor Office	84.63 sq m	(911 sq ft)
First Floor Office	87.51 sq m	(942 sq ft)
Second Floor Office	88.44 sq m	(952 sq ft)

TOTAL OFFICE AREA 260.58 SQ M (2,805 SQ FT)

Roof Storage



EPC

The property has a 'C61' rated EPC – a copy is available upon request.

TERMS

Our client is prepared to offer a new full repairing and insuring lease of the whole building for a term to be agreed, to exclude the security of tenure and compensation provisions contained within the Landlord & Tenant Act 1954 Part 2 (as amended).

RENTAL

£55,000 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own costs

VIEWING & FURTHER INFORMATION

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