

MODERN FIRST FLOOR OFFICES WITH COMFORT COOLING AND PARKING TO LET

1,220 sq ft (113.3 sq m)



OFFICE B, 1A COBB HOUSE, 2-4 OYSTER LANE, BYFLEET, KT14 7DU

- £22.00 per sq ft
- Last Remaining Office
- 7 Parking Spaces
- Comfort Cooling/Air Conditioning
- Excellent Natural Lighting
- EPC Rating - C (59)
- Recently Refurbished Entrance/Reception
- Passenger Lift

LOCATION

Cobb House is in the centre of Byfleet, prominently located on the east side of Oyster Lane (A318) close to the junction with Parvis Road (A245), which leads to the A3 Esher By-pass, providing fast and easy access to Greater London and Junction 10 of the M25. Byfleet and New Haw mainline railway station also fronts Oyster Lane within 0.75 miles, to the North.

Byfleet Village has a range of shopping facilities including convenience stores, pubs, restaurants, with a wider variety of retail amenities close by at Brooklands, including Tesco and Marks & Spencer. The Heights Business Park, Brooklands (home to a host of international companies and Mercedes Benz World) is just 3 minutes' drive away.

DESCRIPTION

Cobb House has undergone a major rebrand to include refurbished common parts with new décor, glass entrance doors and feature lighting plus new signage to both entrances and video entry systems. There is comfort cooling/air conditioning, a passenger lift and shared W.C.s

The office space is located on the first floor of this modern development which provides good quality open plan office accommodation with 7 car parking spaces accessed through remote control gates. The office space has been redecorated throughout and includes a kitchenette, new carpets throughout, LED lighting throughout and data/voice cabling (with a comms patch panel/cabinet). Offices A and B are being created by splitting a larger office and Office A is already under offer. Office B is the last office space available in Cobb House.

AREA

Office A - First Floor Office Rear

Under Offer To Moriarty Law

Office B – First Floor Office Rear

1,220 sq ft (113.4 sq m)

The above area has been calculated in a net internal basis from measurements taken on site.

LEASE

The office is to let on new internal repairing and decorating lease, subject to a fully recoverable service charge which includes management fees, building insurance and a sinking fund (based on 5% of the rent). Further details are available from the joint sole agents. Any leases granted will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

£22.00 per sq ft per annum exclusive plus VAT, payable quarterly in advance.

BUSINESS RATES

Offices A and B will need to be separately assessed for Business Rates but the rate per sq ft payable should be similar to 1B Cobb House, which is similar in size and the payable figure is approx. £8.35 per sq ft. Please note this is a general guide.

POSSESSION AND VIEWING

The offices are available straight away, subject to completing the division works. Arrangements to look at the offices can be made by contacting the joint sole agents;



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07958 651566



e mail: dl@lcprop.com
07796 953360

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

Particulars

Commercial Property Surveyors

db real estate

dbre.co.uk

01483 340000

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OFFICE 1A, COBB HOUSE, BYFLEET

