



KINGFISHER
Switch2IT

DESIGN HOUSE

Switch2IT
KINGFISHER
Land Dates

Owen
Isherwood
CHARTERED SURVEYORS

TO LET

FIRST FLOOR OFFICE
400 Sq. ft (37.16 Sq m)

STUDIO 8, DESIGN HOUSE, GUILDFORD ROAD, BOOKHAM KT23 4HB

LOCATION

Studio 8 is located within a purpose-built office development adjacent to Reptons Coaches and the Trust Ford Garage, occupied by several commercial office occupiers. The closest train station is Bookham, approximately 1.6 miles away and this offers a good service between London Waterloo and Guildford. The office is located on the A246 (Guildford Road) with access to Junctions 9 or 10 on the M25 approximately 10 minutes away.

DESCRIPTION

An office suite formed of 4 desks within the first floor along with parking to the front of the property with one allocated space. Internally the office is open plan and has been fitted out to a good standard with carpet tiles and fluorescent cat 2 lighting. The office benefits of a shared kitchenette on first floor level and a shared meeting room at second floor level.

ACCOMMODATION

Office	20.82 sq. m	224 sq. ft
Meeting Room	16.38 sq. m	176 sq. ft
Total	37.16 sq. m	400 sq. ft

TERMS

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

EPC

C - 65

RENT

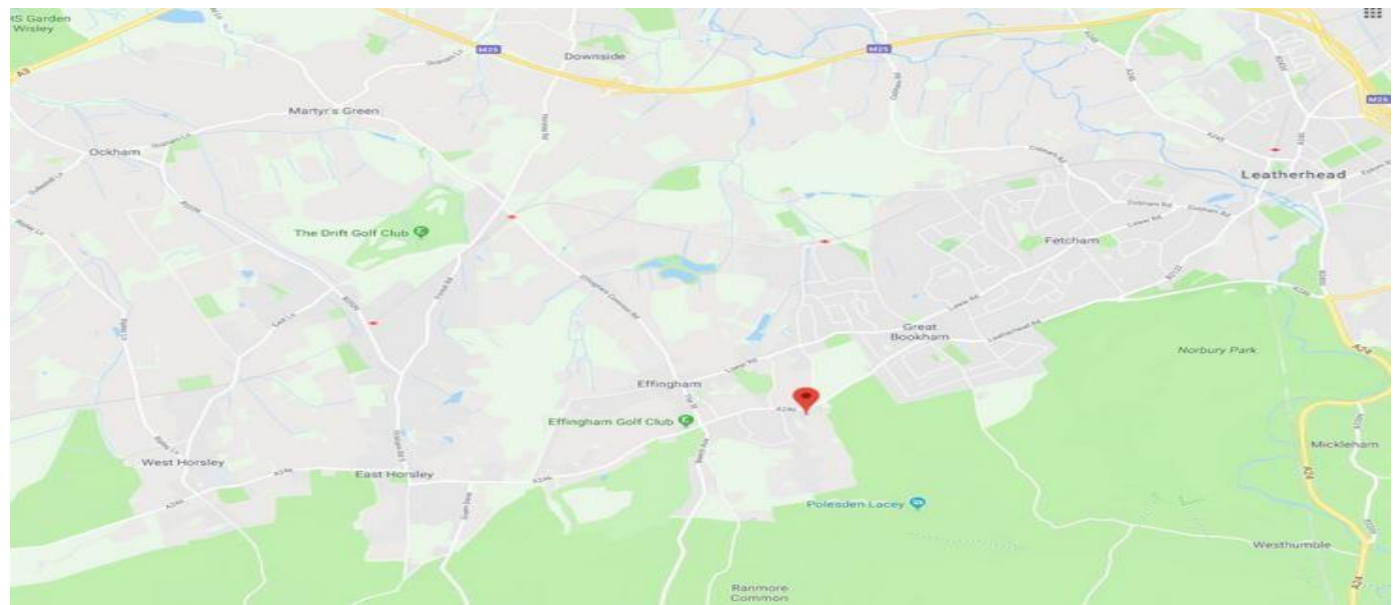
£800 (+VAT) per calendar month (all-inclusive)

RATES

Included within the passing rent.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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