

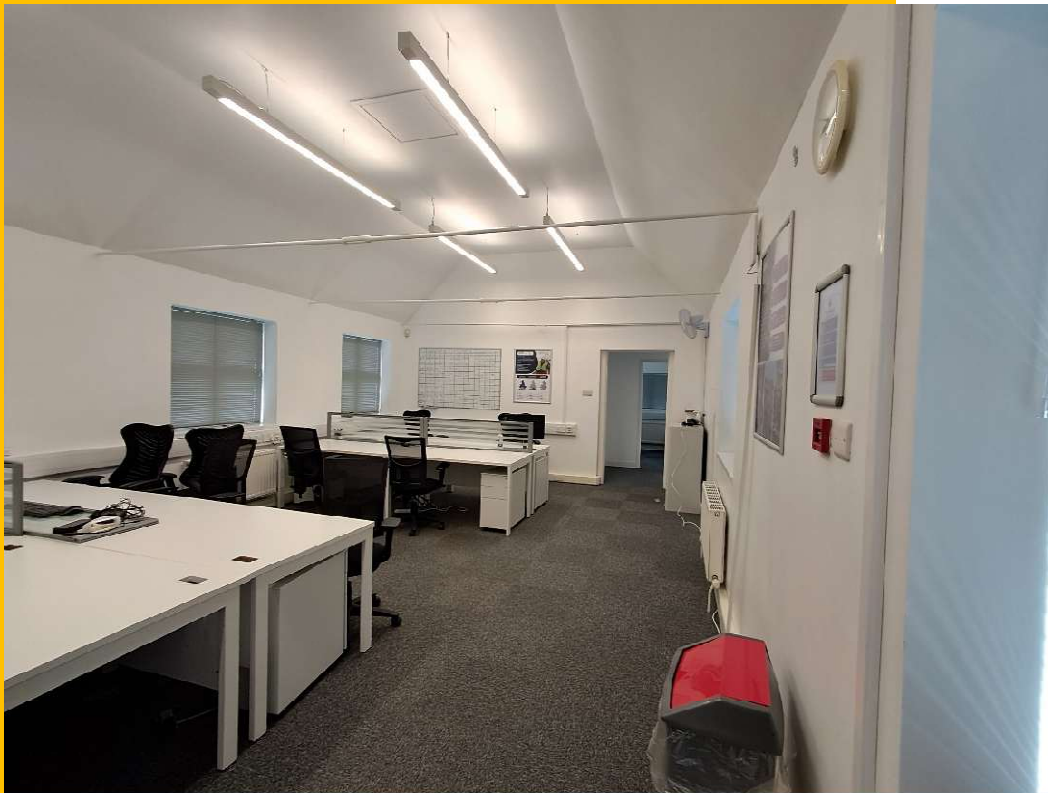


THE STABLES, PARVIS ROAD, WEST BYFLEET, KT14 6EY

Office To Let

Price on Application

THE STABLES, PARVIS ROAD, WEST BYFLEET, KT14 6EY



- Opportunity to sub-let office space in secluded location close to the M25
- Characterful property with modern furnished interior
- Secure site with dedicated parking
- Total net internal area of **261.59 sq. m (2815 sq. ft).**
- Lettable office space ranging from **1,059 sq. ft to 2315 sq. ft.**
- Price on Application.

Location

West Byfleet is located around 19 miles southwest of Central London and 5 miles to the east of Woking. The village benefits from excellent road connections, with the A245 and A318 providing local access and Junction 10 of the M25 approximately 3 miles (4.8 km) to the north-east, linking directly to the M3, Heathrow Airport, Gatwick Airport via the M25, and the national motorway network.

The property is located approximately one mile to the east of West Byfleet village centre and to the immediate South of Parvis Road. The building is set in a rural setting in close proximity to the River Wey.



Description & Accommodation

The unit is arranged over ground floor only and is currently divided into three office spaces with the added benefit of a kitchen and separate shower and W.C. The space has electric heaters, power and data, vinyl flooring throughout and has been recently refurbished.

The unit has the following dimensions and net internal floor areas:

Area A1 (Office)	32.19 sq. m	346 sq. ft
Area A2 (Office)	66.27 sq. m	713 sq. ft
Area B1 (Office)	20.45 sq. m	220 sq. ft
Area B2 (Office)	52.99 sq. m	570 sq. ft
Area B3(Meeting Room)	43.25 sq. m	465 sq. ft

Terms

The premises are available on a new sub lease expiring October 2032. Rental value to be provided on application.

Subject to Contract

VAT

The above guide price is exclusive of VAT if applicable.

Costs

Each party are to pay their own fees in relation to the transaction.

EPC

The property has an EPC rating of D (84).

Business Rates

The Valuation Office Agency website describes the premises as 'Office & Premises' with a 2026 rateable value of £66,000. The current UBR is 49.9 pence in the £.

Viewings

Strictly by appointment with White and Sons:

Julian Nicholson –Tel: 01306 743344

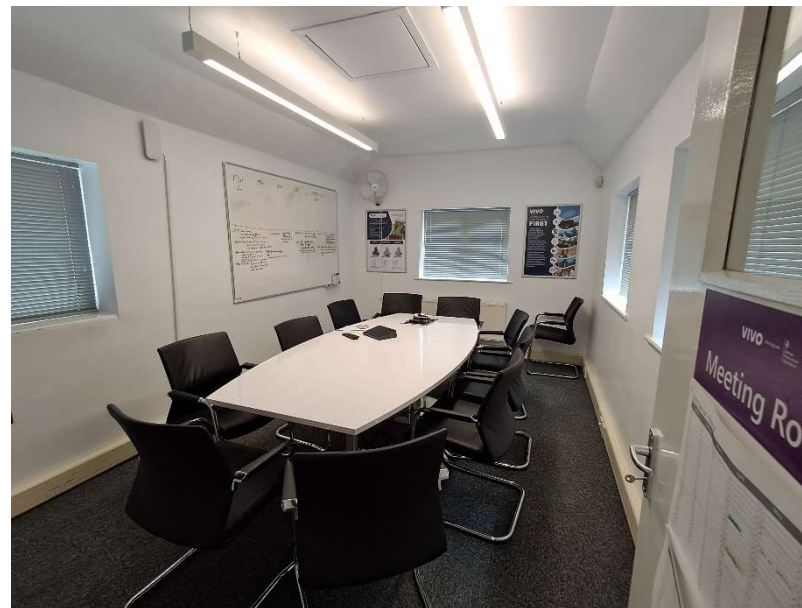
Email: julian.nicholson@whiteandsons.co.uk

David Sutton –Tel: 01306743344

Email: david.sutton@whiteandsons.co.uk

Mike Wimble –Tel: 01306 743344

Email: mike.wimble@whiteandsons.co.uk





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Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk

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