

CHARACTER OFFICE SUITE WITH PARKING

768 SQ FT (71.3 SQ M) APPROX

TO LET



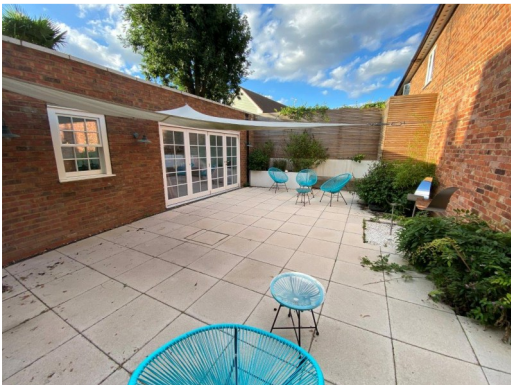
VINE HOUSE, 41 PORTSMOUTH ROAD, COBHAM, SURREY KT11 1JQ



LOCATION

The property is prominently located on the main A307 Portsmouth Road immediately opposite the BMW dealership and within half a mile of both the A3 bypass and Cobham High Street. There are a number of local shops in the immediate vicinity including Waitrose and Sainsbury's, which provide good amenities for staff.

Jct 11 of the M25 is also within a 2.5 mile drive of the building offering direct access to the National Motorway Network. Cobham mainline station is within a 12 min drive of the building offering a direct service to London Waterloo (approx journey time 40 mins).



DESCRIPTION

Vine House comprises an attractive three storey character office building with on-site parking to the front.

The building benefits from its own attractive rear courtyard garden and also offers use of a shared fully fitted kitchen, as well as male and female toilet facilities, including a shower.

The available suite occupies the majority of the first floor of the building and comprises 3 adjoining offices all retaining character features including vaulted beamed ceilings and sash windows. The suite benefits from gas fired central heating and one comfort cooling cassette. The suite comes with one on-site parking space to the front of the property.

ACCOMMODATION

First Floor	Sq Ft	Sq M	Car Spaces
First Floor	768	71.3	2



AMENITIES

- ◆ Gas fired central heating
- ◆ Two offices fully carpeted
- ◆ One office with a timber floor
- ◆ Shared access to fully fitted kitchen with flagstone floor
- ◆ Recessed spot lighting
- ◆ Comfort cooling unit to one office
- ◆ Feature Beams
- ◆ Shower room/toilet facilities
- ◆ Shared use of attractive rear courtyard
- ◆ On-site parking for 2 cars
- ◆ Glass partitioning
- ◆ Entry phone
- ◆ Sash windows



TERMS

The suite is available to let on new flexible licences for terms by arrangement.

RENT

£29,950 per annum exclusive.

SERVICE CHARGE

To be advised.

The service charge covers the maintenance upkeep of the building and utility costs.

BUSINESS RATES (2026/27)

Rateable Value	Rates Payable
£22,000	£9,504

We would strongly recommend you verify this with Elmbridge Borough Council in due course.

EPC

Rating D (84)

VAT

We are advised that the building is not elected for VAT.

Viewings strictly by arrangement through sole agents:

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