

2ND FLOOR

30 ANYARDS ROAD | COBHAM

KT11 2LA



ATTRACTIVE REFURBISHED SECOND FLOOR OFFICE SUITE

TO LET - 814 SQ FT (75.62 SQ M)

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KEY BENEFITS

- Refurbished office suite (Currently used as medical)
- Prime Cobham town centre location
- Air cooling & Gas fired central heating
- 4 parking spaces
- Suspended ceilings with recessed lighting
- Raised floors with floor boxes
- Excellent access to the A3 & M25

LOCATION

The property is situated in the centre of Cobham, fronting Anyards Road and within easy walking distance of all town centre amenities, including Waitrose supermarket, various banks and a wide range of restaurants and coffee shops.

The A3 London to Portsmouth trunk road is approximately 1 mile away, which in turn links to the M25 motorway at Junction 10.

Rail services are readily available from Cobham and Stoke D'Abernon station which is approximately 2 miles from the town centre (London Waterloo journey time approximately 39 minutes).

DESCRIPTION

The property comprises a self contained brick built office building constructed approximately 20 years ago. The building is arranged over ground, first and second floors with both front and rear access to the building at ground floor level and a good number of parking spaces to the rear.

The available accommodation comprises an attractive refurbished second floor office suite, currently configured and finished for medical use.

The suite provides bright, modern accommodation with excellent natural light and benefits from air cooling, gas-fired central heating and on-site car parking.

SPECIFICATION

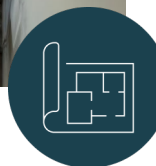
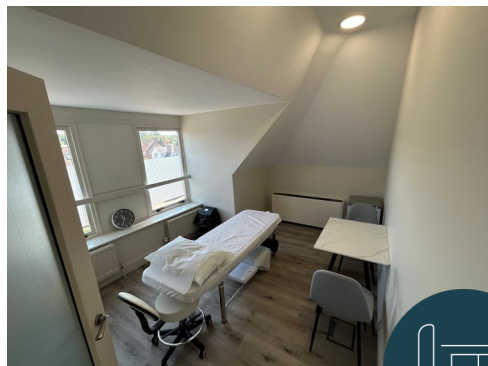
- Refurbished accommodation
- Currently configured for medical use
- Air cooling
- Gas-fired central heating
- LED/recessed lighting
- Excellent natural light
- On-site car parking



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[VIEW WEBSITE](#)



Floor areas are approximate NIA

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SUMMARY

- Rent: £32,000 per annum per annum, exclusive
- Available Size: 814 sq ft
- Rates Payable: £9.81 per sq ft per annum, payable
- Service Charge: £8.77 per sq ft plus electricity, gas & water
- EPC: B (50)



TERMS

The accommodation is available by way of a new lease for a term to be agreed, directly from the Landlord.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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