

FOX HOUSE, 44 HIGH STREET, COBHAM KT11 3EB



SELF-CONTAINED OFFICE SUITE TO LET

£25,000

Per annum exclusive



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Cobham Town Centre
- Period Features with modern finish
- Air Conditioning
- Versatile “E” use class
- 1 allocated and 2 demised car parking spaces

Fox House is located at the end of Cobham High Street approx. 2 miles from J10 of the M25. Cobham itself is an attractive town offering numerous retailing and shopping amenities for staff. Cobham & Stoke D’abernon mainline station is approx. 1 mile with direct service to Waterloo.

T 01306 884685

ACCOMMODATION

Fox House comprises a high quality self-contained office suite at first floor level with parking in the centre of Cobham. The offices are presented well and are finished to a high modern standard with air conditioning and LED lights. The property is currently split into five separate rooms with offices with a private High Street pavement entrance on the ground floor leading up to offices on the first floor. The offices presents an ideal opportunity for a professional practice such as solicitors, accountants etc who require several individual offices and an attractive reception with meeting room. The premises would suit a variety of office/health/medical uses under "E" use class.

Main Room	14.915 x 2.45
Reception	15.78 x 8.09 (less 2.245 x 2.465)
Room 2	12.295 x 10.820
Room 3	20.635 x 12.135
Room 4	14.130 x 11.660

Internal Area Approx : 1106 sq ft (102.75m²)

RENTAL

£25,000 per annum exclusive.

VAT

VAT does not apply as we are advised that the premises are not elected for VAT.

THE LEASE

A new fully repairing and insuring lease (subject to service charge provisions) on terms to be agreed.



COSTS

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

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£13,500
Uniform Business Rate	£0.49.9 (March 2017- present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated C (63). A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons, telephone 01306 884685.



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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