

# REFURBISHED SECOND FLOOR OFFICES WITH PARKING ADJACENT TO CLAYGATE RAILWAY STATION

# TO LET

**1,435 SQ FT (133.7 SQ M) APPROX**



## LOCATION

Oak House is located in the heart of Claygate Village immediately opposite the mainline railway station at the end of the main shopping parade.

The station offers a regular service to London Waterloo (approx 36 mins). The Copsem Lane (A244) junction of the A3 is within 2 miles and offer a direct route into Central London and to junction 10 of the M25.

Claygate Village offers an excellent range of shopping and restaurant facilities.



**2ND FLOOR, OAK HOUSE, 39-41 THE PARADE, CLAYGATE, SURREY KT10 0PD**

**DESCRIPTION**

Oak House is an attractive, prominent 3 storey commercial building situated adjacent to Claygate railway station. The available accommodation comprises the entire second floor which has recently been completely refurbished to provide a fully open plan floor plate with good natural light and a kitchen in one corner. The floor is accessed by an 8 person passenger lift and there are male and female toilets on the landing.

There are 3 car spaces allocated with this suite in a gated car park to the rear of the building.

**ACCOMMODATION**

FLOOR	SQ FT	SQ M	PARKING
Second	1,435	144.7	3

**AMENITIES**

- New comfort cooling VRF cassettes
- Gas fired central heating
- Raised floors
- Suspended ceiling incorporating LED lighting
- Double glazed windows
- 3 on-site car parking spaces
- 8 person passenger lift
- Kitchen
- Fully carpeted
- Entryphone system



**TENURE**

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

**RENT**

£48,080 per annum exclusive.

**RATES**

Rateable Value                   £34,750  
Rates Payable (25/26)   £17,340.25

We would recommend you verify these figures with Elmbridge Borough Council.

**VAT**

We are advised that the premises are elected for VAT.

**EPC**

Rating C (74)



For further information or to arrange an inspection, please contact:

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