

**GROUND FLOOR OFFICE SUITE
500 SQ.FT. (46.45 SQ.M.)
TO LET
(With A2 Use)**



Grove House, 110, Send Road, Send, Surrey GU23 7HN

LOCATION:

In a prominent position facing the main road and in the centre of the Village. There is good access to the A3, M25 (J.10) and Woking Town Centre is about 3 miles away.

DESCRIPTION:

A modern self-contained office suite on the ground floor with the benefit of:

- Under floor heating
- Carpeting
- Double Glazing
- Kitchen and 2 Toilets
- 3 Commercial car parking spaces available

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<u>ACCOMMODATION:</u>	Main Office	:	392 sq.ft.
	Meeting Room	:	78 sq.ft.
	Kitchen	:	<u>30 sq.ft.</u>
	<u>TOTAL</u>	:	500 sq.ft. (46.45 sq.m.)

LEASE & RENT TERMS: Available on terms to be agreed at a rent of £7,500 per annum exclusive of Business Rates and Service Charge.

<u>BUSINESS RATES:</u>	Rateable Value	:	£5,600
	Rates Payable	:	£2,520

(Small business rates relief may be available resulting in a significant saving)

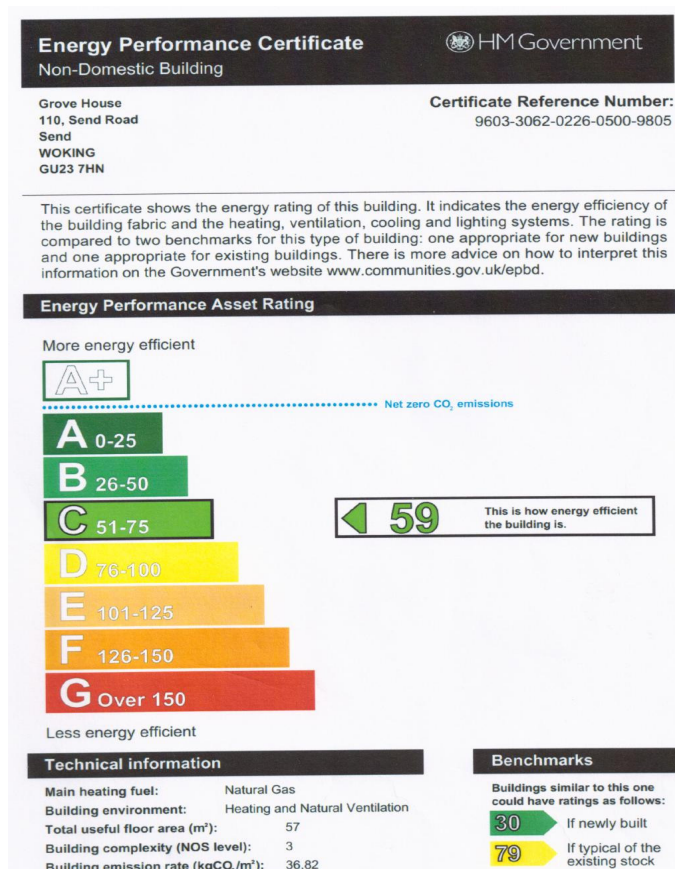
VIEWING: Strictly by appointment with the **JOINT SOLE AGENTS**

Richard Davey Associates
Tel: (01483) 730060 **OR**
www.rdaweb.co.uk

Owen Shipp
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SUBJECT TO CONTRACT

Ref: 647/12



These particulars do not constitute, or form part of, an offer or contract. Whilst the information given is believed to be correct it is not guaranteed and interested parties must satisfy themselves with respect to all information provided. Prices and rents are subject to V.A.T. where applicable.