

COBB HOUSE

2-4 Oyster Lane Byfleet Surrey KT14 7DU

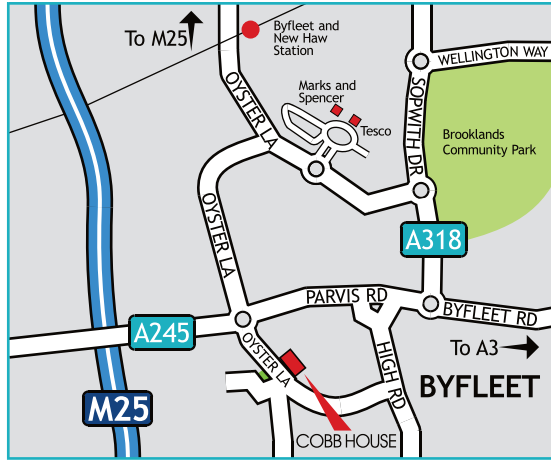


Refurbished
air-conditioned offices
TO LET
Suite 1a - 2,548 sq. ft.

From 766 sq ft - 6893 sq ft
(71 sq m - 640 sq m)
33 on site parking spaces



Location



Cobb House is in the centre of Byfleet, prominently located on the east side of Oyster Lane (A318) close to the junction with Parvis Road (A245), which leads to the A3 Esher Bypass, providing fast and easy access to Greater London and Junction 10 of the M25.

Byfleet and New Haw mainline station also fronts Oyster Lane within ¾ of a mile (1.3 km) north of the property.

Byfleet Village has a range of local shopping facilities including a convenience store, pubs and restaurants with a wider variety of retail amenities close by at Brooklands, including Tesco and Marks & Spencer.

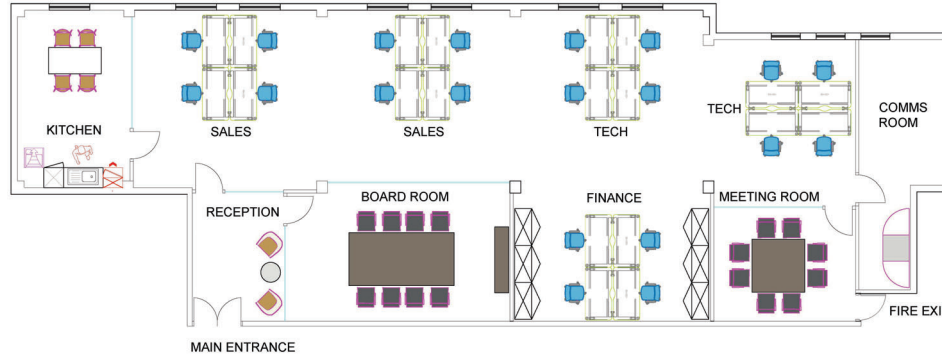
Description

Cobb House has undergone a major rebrand to include refurbished common parts with new decor, glass entrance doors and feature lighting plus new signage to both entrances and video entry systems.

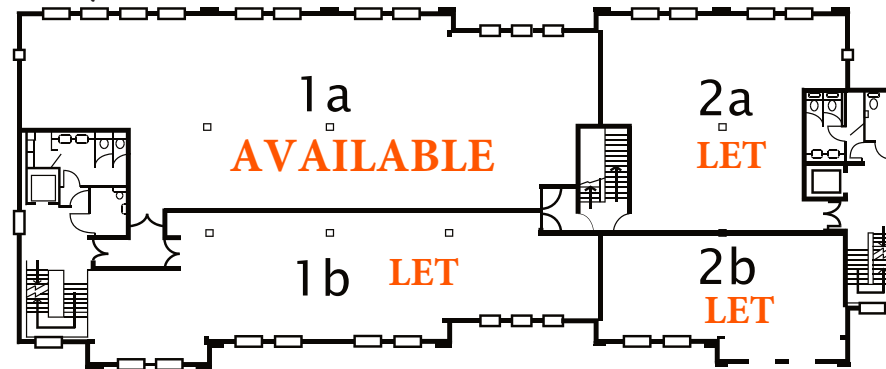
The available accommodation is located on the First Floor of this modern development which provides good quality, refurbished accommodation with secure on site car parking accessed through remote controlled gates.

Accommodation

The available accommodation comprises Suite 1a of c2,548 sq. ft. fitted out as below but capable of adaptation to suit.



Rent £45,000 pa
 Service Charge Budget 2024 £18,660
 Rates Payable c£17,590

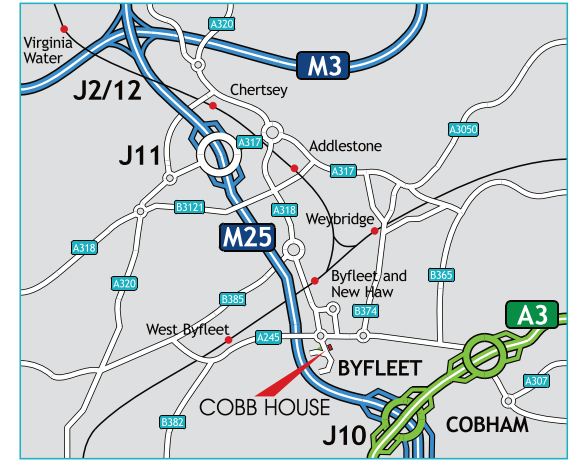


Amenities

- 13 parking spaces
- Double glazing
- Good road access
- Kitchenettes
- Two passenger lifts
- Comfort Cooling
- Excellent natural light
- EPC D98
- Suspended ceilings with recessed light fittings

Lease

The offices are available as individual suites or as a whole, on new FRI leases direct from the freeholder for a term to be agreed.



VAT

Payable on the rent and service charges.

Rates Payable

Interested parties should verify this information for themselves, on the Valuation Office website.

Service Charge

Includes management fees, Buildings Insurance and Sinking Fund equivalent to 5% of rent.

Comfort Cooling costs are covered in the building's Service Charge but Tenants other electrical consumption is billed separately.



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