

COMMERCIAL PROPERTY

# FIRST & SECOND FLOOR OFFICES WITH PARKING

Dec 09

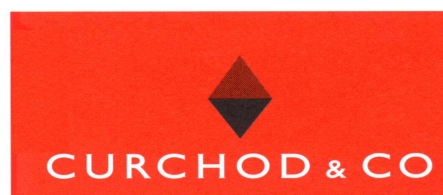
## TO LET

**371 - 2,121 sq ft (34.46 - 197.04 sq m)**



**HEATHSIDE, OAKSHADE ROAD,  
OXSHOTT, SURREY, KT22 0JT**

Telephone: 01932 823614 Fax: 01932854370



Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.

CHARTERED SURVEYORS  
LAND PROPERTY &  
CONSTRUCTION CONSULTANTS  
Portmore House  
54 Church Street Weybridge  
Surrey KT13 8DP

<b>Location:</b>	<b>Terms: (subject to contract)</b>															
The premises are situated in the heart of Oxshott on the corner between the High Street and Oakshade Road. Oxshott is an attractive Surrey Village with excellent transport links being 1.5 miles to the A3 at the Cobham junction and 1.8 miles from the M25 junction 9 at Leatherhead. This in turn gives easy access to the national motorway network, Heathrow and Gatwick international airports. The premises are 0.5 miles from Oxshott Railway Station providing easy access to London Waterloo (approx 40 mins) and the South.	The premises are available by way a new full repairing and insuring lease for a term to be agreed.															
	<b>Rent:</b>															
	£32,000 per annum exclusive.															
	<b>Rates:</b>															
	To be confirmed.															
<b>Description:</b>	<b>Legal Costs:</b>															
The premises comprise of self contained first and second floor offices located above a small parade of shops on Oxshott High Street. The property benefits from a gas central heating system and has parking to the rear of the premises. The premises in its current layout provide a mixture of open plan and cellular offices with WC and kitchenette facilities. The offices can be let as a whole or in parts as illustrated below.	Each party to bear their own legal costs.															
	<b>VAT:</b>															
	Prices are quoted exclusive of VAT which may be charged.															
<b>Accommodation available:</b>	<b>Viewing &amp; Further Information:</b>															
<p>The property has been measured on the basis of net internal areas and the approximate floor areas are as follows:-</p> <table border="1" data-bbox="92 1554 737 1886"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>First Floor</td> <td>1,360</td> <td>126.35</td> </tr> <tr> <td>First Floor (split level)</td> <td>390</td> <td>36.23</td> </tr> <tr> <td>Second Floor</td> <td>371</td> <td>34.46</td> </tr> <tr> <td><b>Total</b></td> <td><b>2,121</b></td> <td><b>197.04</b></td> </tr> </tbody> </table>		sq ft	sq m	First Floor	1,360	126.35	First Floor (split level)	390	36.23	Second Floor	371	34.46	<b>Total</b>	<b>2,121</b>	<b>197.04</b>	<p>Strictly by appointment through sole agents Curchod and Co.</p> <div data-bbox="874 1487 1385 1823" style="text-align: center;">  <p><b>CURCHOD &amp; CO</b></p> <hr/> <p><b>01932 823614</b></p> <p><a href="http://www.curchodandco.com">www.curchodandco.com</a></p> </div> <p style="text-align: center;"> <small>ioswin@curchodandco.com  rnewsam@curchodandco.com  dgawne@curchodandco.com</small> </p>
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