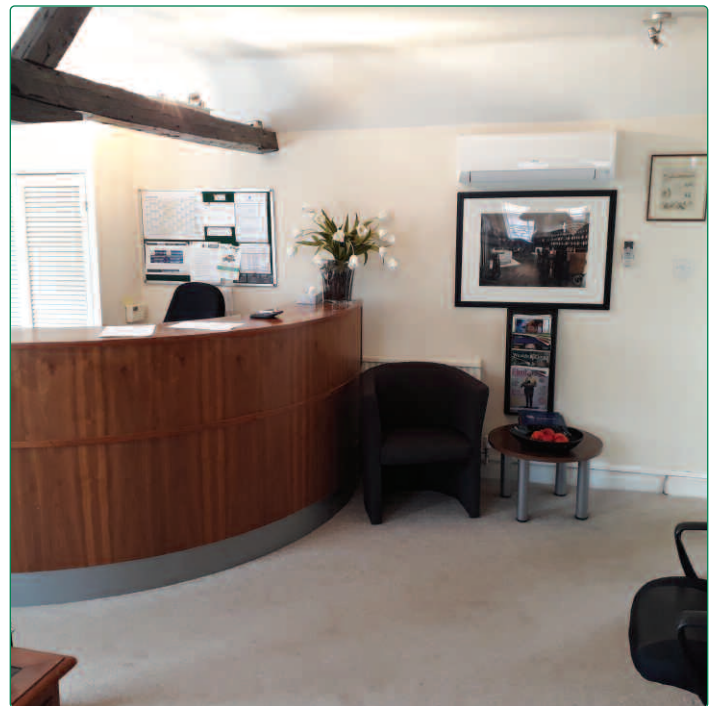


*Voted Best Commercial Agency – Surrey Property Awards 2012, 2014 and 2015*

## OFFICES TO LET (FLEXIBLE TERMS)

*with CAR PARKING*

*462 sq ft (42.92 sq m) approx.*



### 188 HIGH STREET

RIPLEY • WOKING • GU23 6BD

**LOCATION:**

The premises are situated above 'Seymours' Estate Agents in the centre of Ripley fronting the London to Portsmouth Road and are thus well located for access to Guildford and central London via the A3. Shops, Restaurants and Pubs are located close-by.

Main line rail services are available at nearby West Clandon and East Horsley, both of which provide a commuter service to London (Waterloo). More frequent services are available at nearby Byfleet and Woking.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

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# 188 HIGH STREET

RIPLEY • WOKING • GU23 6BD

**DESCRIPTION:** The available offices are arranged in 2 x separate sections at first floor level and comprise attractive `older style` offices that benefit from good natural light and period features being located in the heart of Ripley Village.

**ACCOMMODATION:** (All areas are approx)

Side access and stairs to first floor offices arranged as follows :-

Office No 1 (front) 240 sq ft

Office No 2 (rear) 222 sq ft

Plus shared Kitchen and WC facilities

**Total 462 sq ft (42.92 sq m)**

**AMENITIES:**

- Kitchen/WC facilities (shared)
- Feature lighting
- Exposed timbers
- Air conditioning
- Central location
- Car parking

**TERMS:** The premises are available by way of a new lease/licence on flexible terms

**RENT:** £12,000.00 per annum.

**BUSINESS RATES:** Rates payable = £1,898.00 based upon a Rateable Value of £3,850.00 and a UBR of 49.30p. Small business rate relief may be applicable, subject to status.

**SERVICE CHARGE:** A contribution will be sought towards insurance, gas, water and electricity, details upon application.

**LEGAL COSTS:** Each party to bear their own legal costs.

**VIEWING:** The premises are available to view strictly by prior appointment through the **Sole Agents:**



Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

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**NOTE:**

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