

Voted Best Commercial Agency – Surrey Property Awards 2012

STEVENSON HOUSE

332 SQ FT (Approx: 30.85 SQ M)

TO-LET ON NEW LEASE – FLEXIBLE TERMS



1ST FLOOR OFFICE SUITE 2

STEVENSON HOUSE • ST. CHISTOPHER'S GREEN • WEY HILL • HASLEMERE • GU27 1BX

LOCATION:

Stevenson House is located in the historic market town of Haslemere. This recent development is in the Wey Hill shopping area, within walking distance of the railway station and the picturesque High Street close by.

Transport links are excellent with the nearby A3 giving access northbound to Guildford (18 miles). London (44 miles) and the M25, and southbound to Petersfield (17 miles), Portsmouth (26 miles) and the M27.

Haslemere station provides frequent fast services (London Waterloo in about 45 minutes), and both Heathrow and Gatwick airports are within easy reach.

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

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DESCRIPTION: Parking at Stevenson House is easy for both staff and customers. Office suite 2 has one dedicated undercover parking space at the rear of the building and an abundance of free street parking in the immediate vicinity, as well as a nearby free public car parking facilities.

ACCOMMODATION: (All areas are net and approximate)
Entrance/Reception Lobby
First Floor Office (open plan) - approximately 5.9 x 5.2 sq m.
WC Facilities
Shared Kitchenette
Total 332 sq ft (30.85 sq m)

AMENITIES:

- full gas fired central heating
- double glazed window units
- cat II lighting
- perimeter trunking
- fire alarm system
- access to broadband
- one demised under-cover car parking space
- convenient central location

TERMS: The premises are available to be let on a new short term licence or lease for a term to be agreed.

RENT: Economic and cost effective rent to be agreed at circa £450/500 per calendar month.

RATES: Rates payable approximately **£1,198.12** for the 2014/15 financial year.

SERVICE CHARGE: Diminimus service charge to cover insurance, costs of cleaning communal areas etc.

LEGAL COSTS: Each party to pay their own legal costs.

VIEWING: Strictly by prior appointment through the Sole Agents, **Gascoignes**.



Andrew Russell or Rod Walmsley
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