

OFFICE TO LET

VDM HOUSE, 111a HARE LANE, CLAYGATE KT10 0QY
Commercial space 2,290 sq. ft (212.7 sq. m) approx.

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

Contact Mike Gray
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VIEWING & FURTHER INFORMATION

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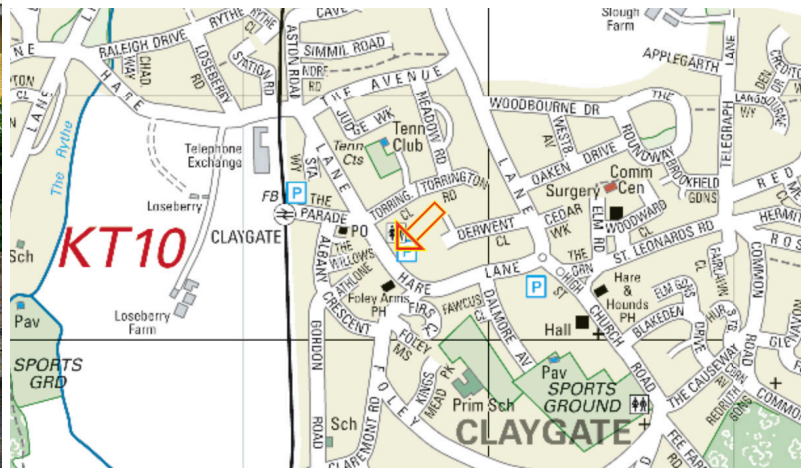
- 2,290 SQ. FT DETACHED OFFICE BUILDING
- DEMISED CAR PARKING FOR 3 CARS
- VIBRANT VILLAGE CENTRE LOCATION
- CLAYGATE TRAIN STATION WITHIN EASY WALKING DISTANCE
- ADJACENT TO THE MAIN PUBLIC PAY AND DISPLAY CAR PARK
- COULD BE USED FOR B1 OFFICE OR D1 MEDICAL

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LOCATION

Claygate is a leafy suburban village in Surrey, surrounded by Greenbelt, close to Esher and situated just inside the M25. VDM House is located in the centre of Claygate, adjacent to the main public pay and display car park. Its central location therefore provides very easy access to all the amenities of the village and the nearby train station provides a direct train service into either London Waterloo or Guildford.

DESCRIPTION

The property comprises of a two-storey detached self-contained building within a mix of both open plan and cellular style office accommodation. The accommodation presents well, carpeting throughout, meeting rooms, kitchen, excellent natural light, perimeter trunking and 3 demised car parking spaces.

ACCOMMODATION

Ground floor:	1,150 sq. ft	(106.8 sq. m) approx.
First floor:	1,140 sq. ft	(105.9 sq. m) approx.
Total:	2,290 sq. ft	(212.7 sq. m) approx.

TENURE

To be let as a whole or as a floor split basis.

Terms – available on a new full repairing and insuring lease for a term to be agreed.

RENT

£42,500 pa exclusive

(a service charge may apply in addition, details available from agent)

* We believe that the building is VAT elected. Interested parties should make their own enquiries.

ENERGY PERFORMANCE RATING

D (81) – a copy of the certificate is available on request.

BUSINESS RATES

Rateable Value £41,250

The 2020/21 UBR is 49.9p. in the £1, therefore the actual rates payable for the year ending 31st March 2021 should be approximately £20,583.75, subject to any transitional relief available. All interested parties can verify this information by making their own enquiries with the Valuation Office.

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 4th September 2020 www.gray-point.com

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