franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526




**Rent** £32,500 Per annum **Size** 766 Square feet **Ref** #3426

## Address

**Address:** First floor, The Foundry Echange 8b High Street

**Postcode:** kt11 3dy

**Town:** Cobham

**Area:** Surrey

## Location

Located just behind the High Street - close to the public car park. Nearby occupiers include Gail's Bakery, Pizza Express, Waitrose, Sainsbury's local, Fego, Space NK and Sweaty Betty. Cobham also contains an excellent range of long established and interesting independent traders.

## Description

A fantastic opportunity to rent a unique commercial space within a beautifully converted warehouse, ideally located in the heart of Cobham.

Our clients have created a stunning first-floor, open-plan office space, offering a versatile environment that would also suit a variety of alternative uses within the E Use Class. The space benefits from an abundance of natural light, which floods through the numerous windows, creating a bright and welcoming working environment.

The office benefits from a fitted kitchen with fridge and dishwasher, WC and shower.

Adding to the appeal, the ground floor is home to The Foundry Exchange, featuring a café by day, a bar in the evening, a gin distillery, and an outdoor dining area complete with a pizza van.

This is a truly unique opportunity to secure an inspiring commercial space in a fantastic Cobham location. Early viewings are highly recommended to avoid missing out on this exceptional property.

## General Information

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| **Tenure:** | Leasehold |
| **Rent:** | £32,500 Per annum |
| **Legal fees:** | Not specified |
| **Lease details:** | New lease for a term to be agreed |

## Features

- ✓ Open plan
- ✓ Beautifully presented throughout
- ✓ Kitchen
- ✓ Shower facility
- ✓ High street location
- ✓ Public car park nearby

## Property Map




## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



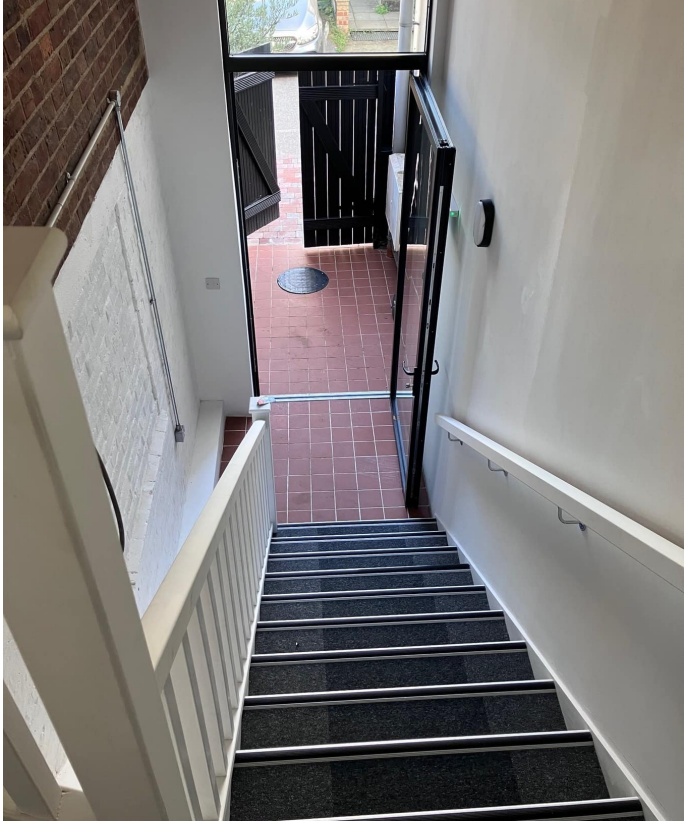

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