



Helping the perfect property find you...
...time is precious. Let's not waste it!

Guildford Road, Effingham, KT24

£1,375PCM (Deposit: £4,125)

Spacious three storey office
 Bright and light

Meeting room
 Two W/C's

Kitchen
 Parking for multiple cars

Rent £16,500 per annum
 Quiet residential location exclusive

 3.8 miles from Leatherhead
 A3 & M25 both close to hand, and equidistant are both Heathrow and Gatwick

airports





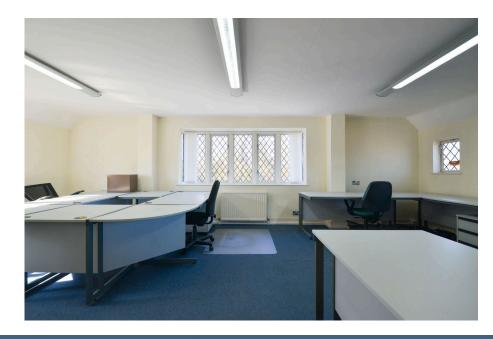
Tax Band: Furnished: Furnished Optional

This self-contained, office space occupies the entire first and second floors of a detached commercial building, accessible via a private ground floor entrance. The premises are in excellent internal condition, featuring bright, spacious rooms in a quiet location that ensures a peaceful working environment. Additional amenities include secure telephone entrance access, an entrance hall, storage cupboard, two W/C's on the ground floor. A private driveway provides parking for multiple vehicles. On the first floor, there are two offices, a meeting room, and a kitchen. The second floor comprises two additional offices. Located in the picturesque village of Effingham, the premises offer a tranquil and secluded environment. Effingham Junction railway station, provides direct access to London Terminals. Leatherhead is approximately 3.8 miles away offering a variety of shops, gyms and restaurants. Heathrow and Gatwick airports are easily accessible as well as the A3/ M25. Each party to bear their own legal costs.











If your property is on the market with another agent, please check your terms of business to avoid paying two commissions. PACEY WINGENT DICKSON PROPERTY PARTNERSHIP LTD. Registered Office, Station House, Station Approach, East Horsley, KT24 6QX. Registration No. 15446136 (England).



Helping the perfect property find you... ...time is precious. Let's not waste it!