



 **Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

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

Guildford Road, Effingham, KT24

£1,375PCM (Deposit: £4,125)

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- Spacious three storey office
- Bright and light
- Meeting room
- Two W/C's
- Kitchen
- Parking for multiple cars
- Rent £16,500 per annum exclusive
- Quiet residential location
- 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.

