



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

The Old Bakery r/o 3 Station Parade East Horsley KT24 6QN

TO LET

Approx 843 sqft (78.3 sqm)

Self contained and well presented ground and first floor offices located at the rear of the busy local parade. The property benefits from a kitchenette, w/c and car parking for up to two vehicles parked in tandem.

Ground Floor Suite	426 sqft	39.5 sqm
First Floor Suite	370 sqft	34.4 sqm
Kitchenette	47 sqft	4.4 sqm
TOTAL	843 sqft	78.3 sqm

RENT £11,250 per annum exclusive

LEASE New lease by arrangement.



www.hugginsedwards.co.uk

LOCATION

Located at the rear of Station Parade in the attractive village of East Horsley. The property benefits from good transport links with the A3 at Ockham being approximately 3 miles away and East Horsley train station is within walking distance providing regular services to Guildford, London Waterloo & London Victoria.

RATES

Rateable value: £10,500 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 48p in the £ (2018/19).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

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DATE

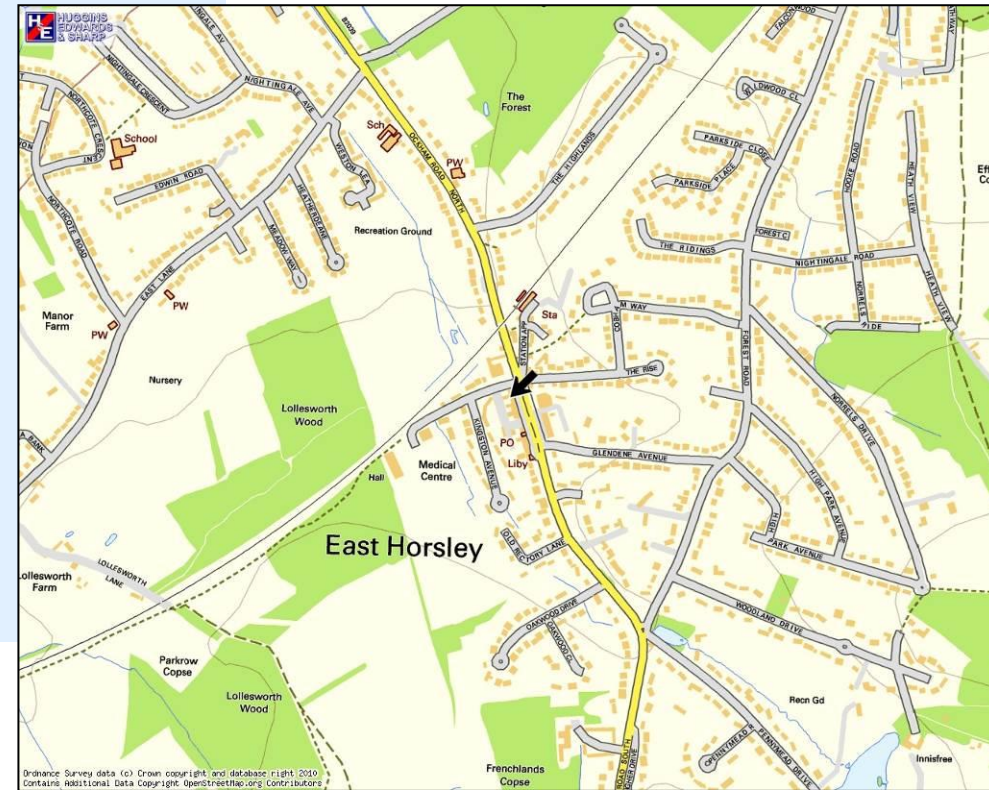
May 2018

FOLIO NUMBER

19164(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

APEX HOUSE

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BOOKHAM
SURREY KT23 4AA
T: 01372 457011

3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

1 GROVE ROAD
SUTTON
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T: 020 8642 2266

17 COOMBE ROAD
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