



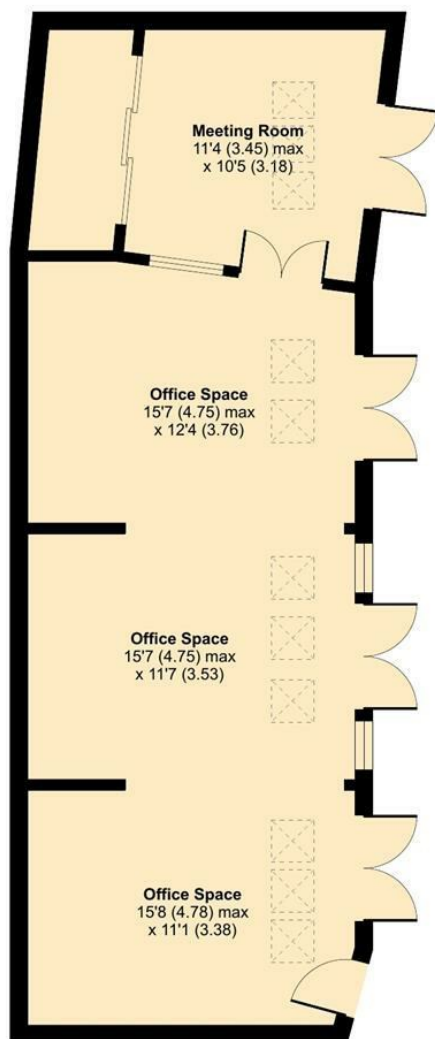
Unit 5 Rio House High Street Ripley, Surrey GU23 6AE **£17,950 Per Annum Unfurnished**

Unit 5 is part of the modern buildings fronting the courtyard. Net floor area is approx. 725 sq ft / 67.4 sq m. The unit comprises of one open office area with a separate glass partitioned private meeting space. Shared use of the recently refurbished adjacent kitchen and toilet facilities. The security of tenure provisions of the Landlord & Tenant Act 1954 are excluded. The Lessee is responsible for an proportion of the costs of maintaining the common parts (Service charge per quarter £1165 + vat for this unit). The rateable value of unit 5 is £12,500 rates are charged thereon at 49.9p in the pound calculating business rates payable of £6237.50. Internally the offices are finished to a high standard and feature: high level of insulation, double glazing in new buildings, ring main and telephone wiring throughout, low energy lighting, full fire alarm system, separate metering for 5 units, electric panel heaters with time controls, disabled access and toilets. EPC rating D79.

Wills & Smerdon



Approximate Area = 725 sq ft / 67.4 sq m
For identification only - Not to scale

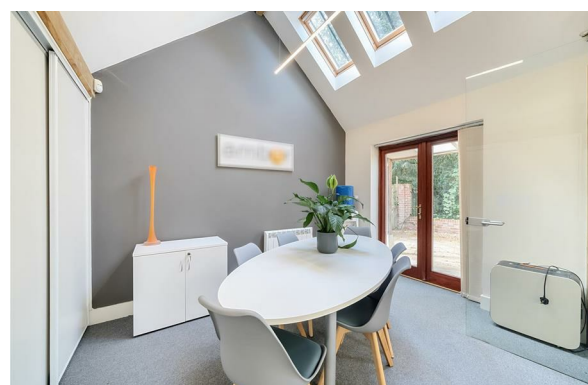


GROUND FLOOR

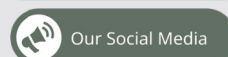


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Wills and Smerdon. REF: 1011430



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Our Social Media

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