

# COBB HOUSE

2-4 Oyster Lane Byfleet Surrey KT14 7DU

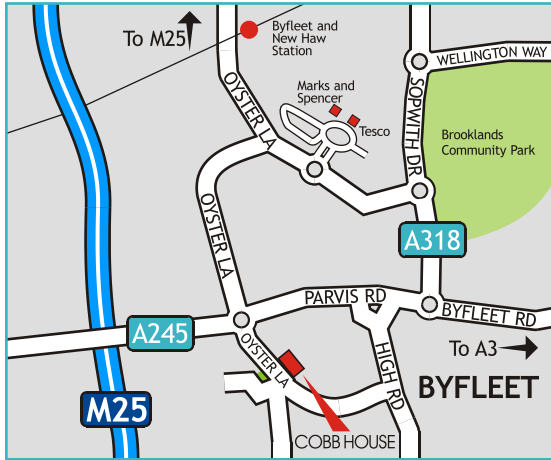


Refurbished  
air-conditioned offices  
TO LET

From 766 sq ft - 6893 sq ft  
(71 sq m - 640 sq m)  
33 on site parking spaces



## Location



Cobb House is in the centre of Byfleet, prominently located on the east side of Oyster Lane (A318) close to the junction with Parvis Road (A245), which leads to the A3 Esher Bypass, providing fast and easy access to Greater London and Junction 10 of the M25.

Byfleet and New Haw mainline station also fronts Oyster Lane within ¾ of a mile (1.3 km) north of the property.

Byfleet Village has a range of local shopping facilities including a convenience store, pubs and restaurants with a wider variety of retail amenities close by at Brooklands, including Tesco and Marks & Spencer.

## Description

Cobb House has undergone a major rebrand to include refurbished common parts with new decor, glass entrance doors and feature lighting plus new signage to both entrances and video entry systems.

The available accommodation is located on the First Floor of this modern development which provides good quality, refurbished accommodation with secure on site car parking accessed through remote controlled gates.

## Accommodation

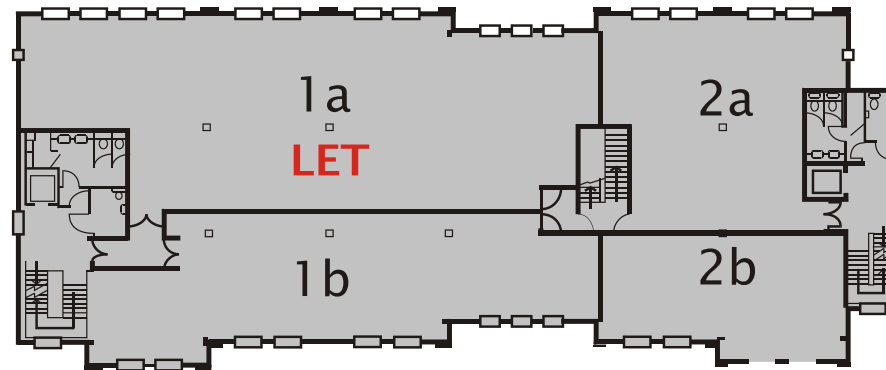
Suites 2a and 2b can be formed to create a single unit of 1,945 sq ft. Suites 1b and 2b can be linked to provide 2,406 sq ft. All suites can be merged to create 3,551 sq ft.

### 1st Floor

### 2nd Floor

Suite	1b	2a	2b	3
Size	1,640 sq ft	1,145 sq ft	766 sq ft	3342 sq ft
Rent	£36,000	£27,700	£18,000	£67,000.00
Rates 19/20	£16,153.90	c£10,114.60	c£6,015 <small>(Subject to reassessment, potential for nil rates)</small>	c£24,181.75
S/C 19/20	£10,202.86	£7,538.39	£5,162.28	£21,100.00
Parking	9	6	3	15

## Floor Areas

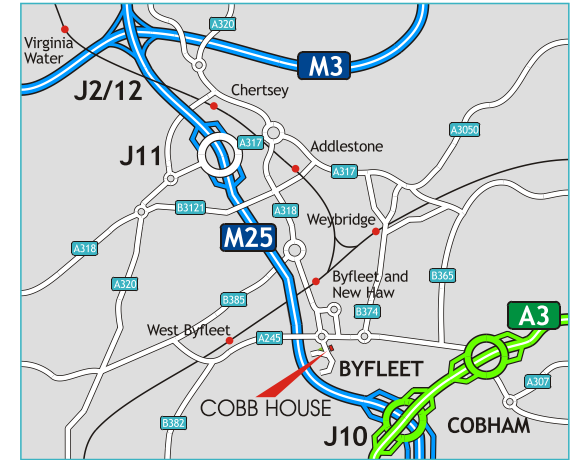


## Amenities

- 33 Car parking spaces (1:209 sq ft)
- Double glazing
- Good road access
- Kitchenettes
- Two passenger lifts
- Comfort Cooling
- Excellent natural light
- EPC D98
- Suspended ceilings with recessed light fittings

## Lease

The offices are available as individual suites or as a whole, on new FRI leases direct from the freeholder for a term to be agreed.



## VAT

Payable on the rent and service charges.

## Rates Payable

Interested parties should verify this information for themselves, on the Valuation Office website.

## Service Charge

Includes management fees, Buildings Insurance and Sinking Fund equivalent to 5% of rent.

Comfort Cooling costs are covered in the building's Service Charge but Tenants other electrical consumption is billed direct by the supplier.



**Nigel Dickason**  
07958 651566  
nigel.dickason@dbre.co.uk



**Damian Lambourn**  
07796 953360  
dl@lcprop.com