



Austen House

2 High Street, Great Bookham, Leatherhead, KT23 4AG

Semi serviced offices

100 to 500 sq ft

(9.29 to 46.45 sq m)

- Door entry system
- Alarm
- CCTV
- WC's including disabled facilities
- Kitchen
- 24 hour access 7 days a week

Summary

Available Size	100 to 500 sq ft
Business Rates	N/A
EPC Rating	Upon enquiry

Description

Austen House is an attractive period property in the charming village of Great Bookham. It has recently undergone a complete renovation internally and externally.

Austen House is a mix of self-contained offices ranging from 1-5 desks, with each room either furnished or unfurnished.

Location

It enjoys very good road links to London (50 minutes) to Waterloo) as well as the local towns of Leatherhead, Dorking, The Horsley's and Guildford. It is positioned on the High Street and next door to local car parking.

- Transport Links:
- 11.67 Miles Gatwick Airport
- 14.38 Miles Heathrow Airport
- 0.90 Miles Bookham Station
- 3.10 Miles M25 Junction 9
- 4.51 Miles M25 Junction 10
- 7.68 Miles M25 Junction 8

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 1 Desk Office	100	9.29	Available
Suite - 3 Desk Office	300	27.87	Available
Suite - 4 Desk Office	400	37.16	Available
Suite - 5 Desk Office	500	46.45	Available
Total	1,300	120.77	

Terms

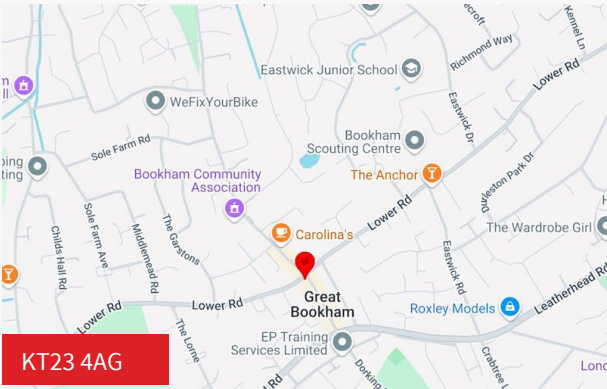
A simple Licence Agreement covering a period of 6 or 12 months (longer by negotiation with the Licence Fee covering all costs except telecoms and WIFI (which can be separately negotiated)).

All-Inclusive Licence Fee means occupation could commence within 7 days (or less if necessary) and includes the following:-

- Business and water rates
- Electricity and heating
- Cleaning of common parts
- Disposal of waste
- Building Insurance
- Repairs and Maintenance

All that is required is a signature on our Licence Agreement, which is based on the following terms:-

- Minimum licence term – 6 months
- Minimum notice at end of Licence period – 6 weeks
- Six weeks deposit and Licence fee in advance.



Viewing & Further Information

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