

**E (Commercial / Business /
Service), Office, Retail,
Serviced Office**

TO LET



CURCHOD&CO



St Martins House Business Centre

Ockham Road South, East Horsley, KT24 6RX

Attractive semi serviced office in Grade II Listed building

200 to 400 sq ft

(18.58 to 37.16 sq m)

- NO VAT
- Fast broadband - BT Exchange very close by
- Rates all inclusive except for communications
- Ample on site parking
- 24 hour access/7 days a week
- Simple licence agreement with 1 months notice/deposit

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	200 to 400 sq ft
Rent	NO VAT IS PAYABLE ON THE RENT
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The offices are offered furnished or unfurnished.

They can be used for a variety of uses including physios, counselling, nails, hair & beauty etc.

There is ample on site parking, access all hours and meeting room facilities (opposite).

Location

St Martins House is located in East Horsley, an attractive village situated between Guildford and Leatherhead, with the railway station providing services to London Waterloo and Guildford.

The Business Centre is situated opposite a parade of shops and a post office.

Accommodation

Name	sq ft	sq m	Rent	Availability
Suite - 1	340	31.59	£795 /month All inclusive	Available
Suite - 2	170	15.79	£550 /month All inclusive	Available

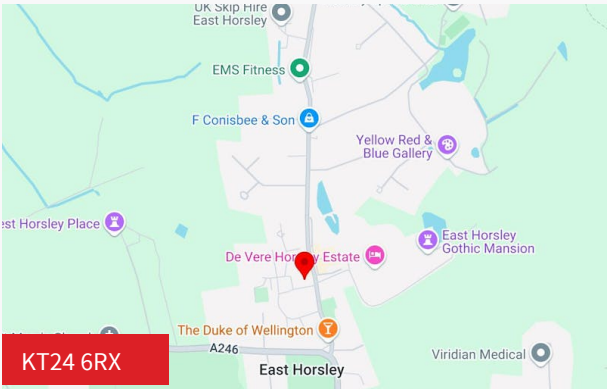
Terms

The offices are available on simple licence agreements with one months notice and deposit.

All inclusive licence fee to in WIFI.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 19/05/2026

