

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

Website: www.westwoodandco.com



AFFORDABLE SEMI-SERVICED OFFICES

**AUSTEN HOUSE,
2, HIGH STREET,
GREAT BOOKHAM
LEATHERHEAD, KT23 4AG**



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

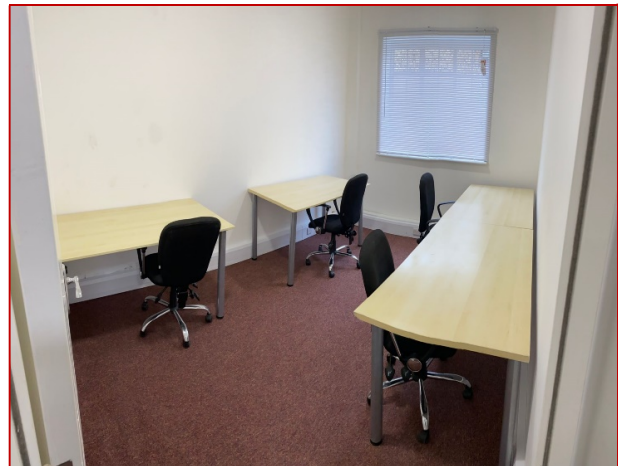
The building is secured by a door entry system, alarm, and CCTV throughout. It has modern WC's including disabled facilities (complete with shower), Kitchen, 24-hour access, 7 days a week, reception.



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



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

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.

Current availability:

- **4 desk office @ £795/mth + VAT**
- **5/6 desk office @ £925/mth + VAT**
- **Internal 3 desk office @ £550/mth + VAT**

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.

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