



82a High Road, Byfleet, Surrey, KT14 7QW

£950 Per Calendar Month

- Office space/ commercial premises
- High street location
- AVAILABLE NOW
- Previously used as a beauty salon
- Ample parking

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located in Byfleet High Road, this commercial premises presents an exceptional opportunity for businesses seeking a prime location.

The space is particularly well-suited for meeting rooms, providing a professional environment for discussions, presentations, or collaborative work. Its versatile layout allows for easy customization to meet the specific needs of your business, ensuring that you can create a space that reflects your brand and operational requirements.

Available for immediate occupancy, this property offers the chance to establish your business in a vibrant community. Byfleet is known for its friendly atmosphere and supportive local network, making it an attractive place for both clients and employees alike.



Council Tax Band: Exempt

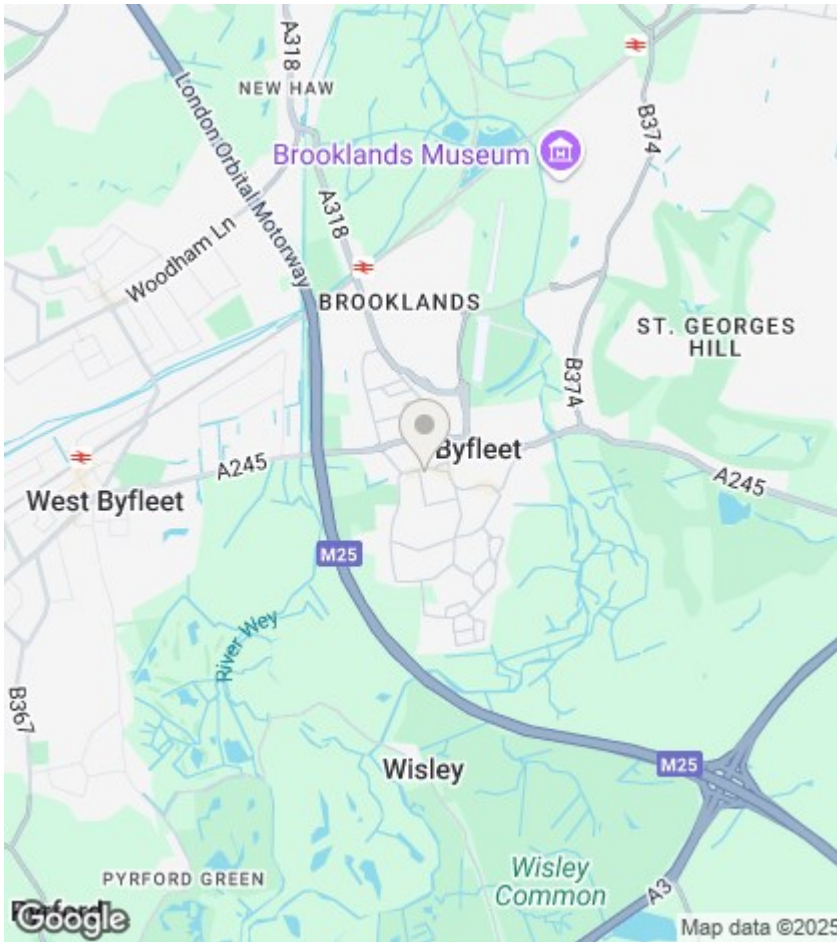


Commercial Opportunity

Fantastic size premises suitable for offices/meeting rooms. (previously used as a beauty salon) Private entrance with staircase leading to a main room suitable for a reception area, three separate rooms all with double glazed windows, laminate floor, kitchenette and separate toilet with hand basin. Ample parking available.

N.B

Prospective tenants are to enquire directly with Woking Borough Council regarding the class use to confirm the current Sui Generis is compatible with their business.



Directions

Byfleet & New Haw Walk south-west towards Byfleet Rd Turn left onto Byfleet Rd Continue to follow A318 Slight right onto Oyster Ln Go through 1 roundabout Turn right towards Royston Ave Continue straight onto Royston Ave Turn right onto High Rd Turn left Destination will be on the left KT14 7QW, High Rd, Byfleet,

Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 