



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

# 82a High Road, Byfleet KT14 7QW

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

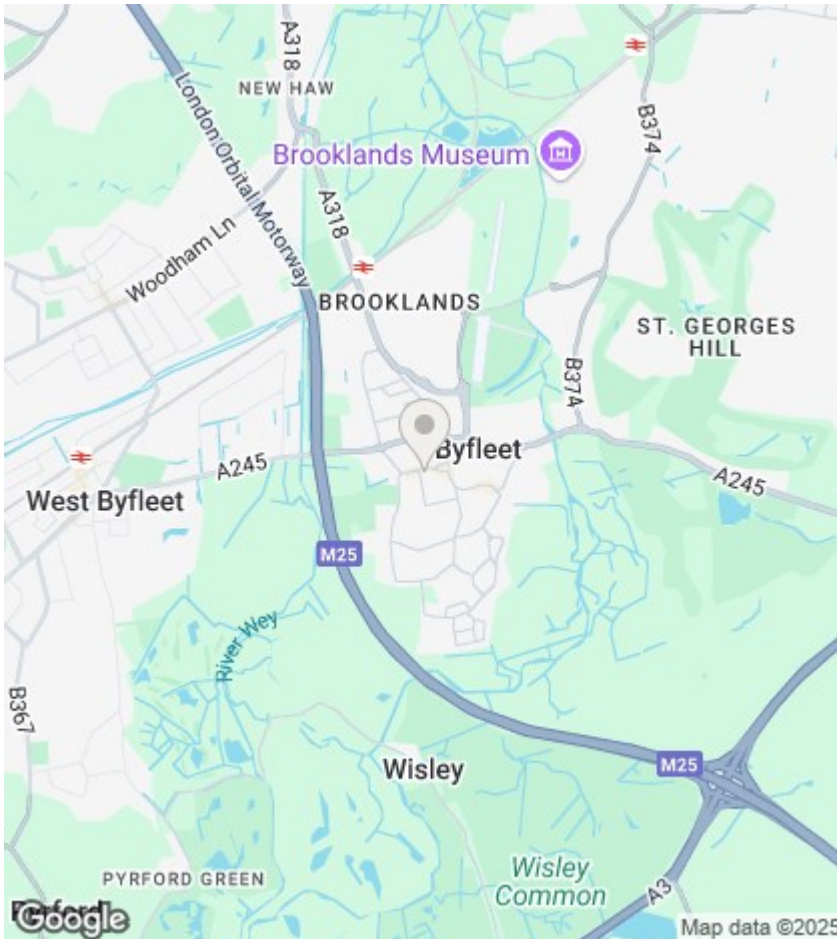
Fantastic size premises suitable for offices/meeting rooms. ( previously used as a beauty salon) Private entrance with staircase leading to a main room suitable for a reception area, three separate rooms all with double glazed windows, laminate floor, kitchenette and separate toilet with hand basin. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 