

# Wills & Smerdon



**25 Station Parade**  
**East Horsley, Surrey KT24 6QN**  
**£795 PCM Unfurnished**

Approx 337 SQ FT / 31.3 SQ M

TO RENT AT £795 PCM plus VAT excluding electric, water and rates. Current rateable value £6,900.

This unit comprises a ground floor office with kitchenette and toilet and one parking space.

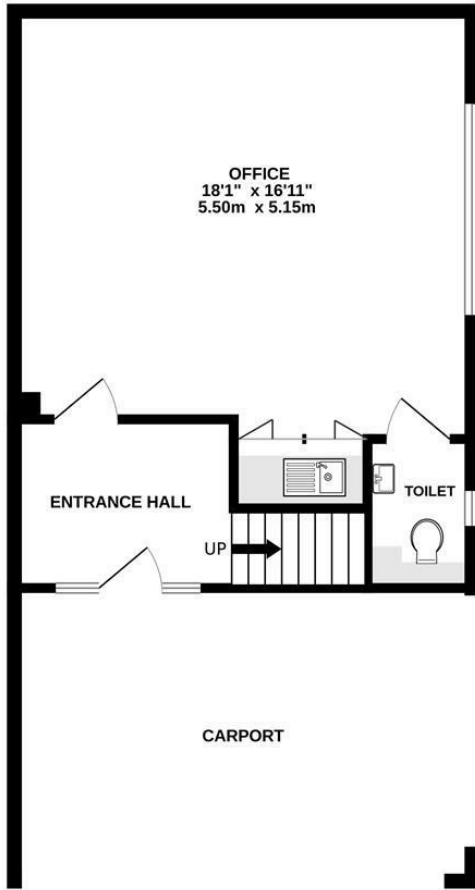
Available 3rd May 2024.

- Ground floor office
- Toilet
- East Horsley village centre
- Kitchenette
- Parking space

6 Station Parade, East Horsley, Surrey, KT24 6QN

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GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

TOTAL FLOOR AREA: 337sq.ft. (31.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
(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	



## WHAT NEXT?

For further information on the renting process please see our Step by Step guide on our website: [www.willsandsmerdon.co.uk](http://www.willsandsmerdon.co.uk)

**Important note to applicants:** We endeavour to make our rental particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements of Representation or fact. The services, systems and appliances listed in this specification have not been tested and no guarantees as to their operating ability or efficiency are given. All floorplan measurements and layouts have been taken as a guide to prospective tenants only and must not be relied upon. Please note that the Sq Ft measurements in the EPC will differ from the floorplan. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view a property.

