

# Wills & Smerdon



## Unit 3 Rio House High Street Ripley, GU23 6AE **£350 PCM Unfurnished**

NEWLY REFURBISHED OFFICE UNIT LOCATED IN THE CENTRE OF RIPLEY VILLAGE

TO RENT AT £350 PCM plus VAT. The service charge is currently £137 PCM plus VAT.

APPROX 10.2 FT (3.13M) x 10.1 FT (3.09M)

Accommodation: This unit comprises a self contained office with access to courtyard and adjacent shared toilet and kitchen accommodation.

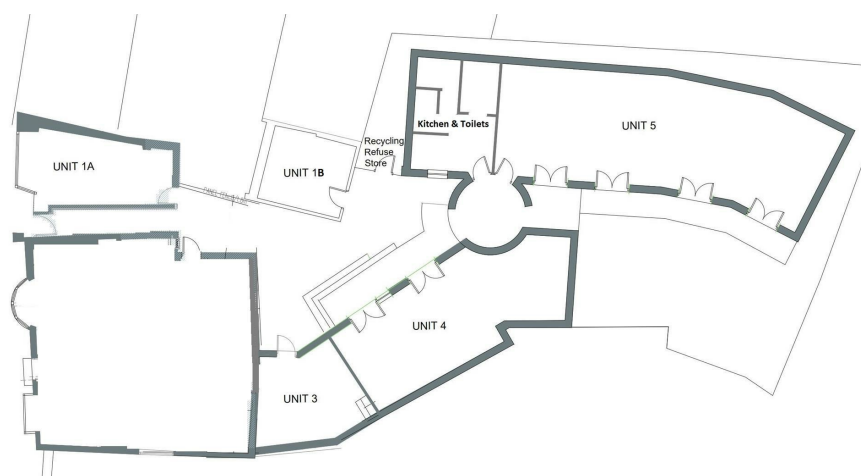
Terms: The Unit is offered on a Licence to Occupy for a minimum of 12 months

- Newly converted office unit
- Use of communal courtyard
- Available immediately
- Ripley village location
- Use of communal kitchen and toilet facilities
- Licence to Occupy for a minimum of 12 months

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

T| 01483 284 141 E| [lettings@willsandsmerdon.co.uk](mailto:lettings@willsandsmerdon.co.uk) W| [willsandsmerdon.co.uk](http://willsandsmerdon.co.uk)

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## 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.

