



**Unit 4 Rio House High Street  
Ripley, Surrey GU23 6AE  
£10,000 Per Annum Unfurnished**

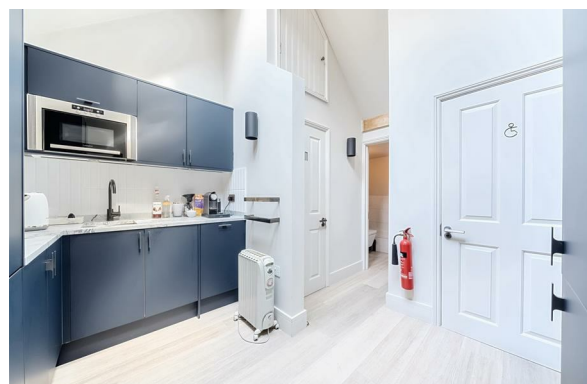
CHARACTER OFFICES LOCATED IN THE CENTRE OF THE VILLAGE TO RENT AT £10,000 PER ANNUM  
+VAT ( billed quarterly)

Accommodation: Unit 4 is part of the modern buildings fronting the courtyard. Net floor area is approx. 410sq ft / 38.1 sq m. It comprises one clear open office area with good natural lighting. Shared use of the adjacent kitchen and toilet facilities.

Terms: The landlord is ideally looking for a 3 year lease. The Lessee is responsible for an appropriate proportion of the costs of maintaining the common parts (currently £842.50 +vat per quarter (buildings insurance, common areas, communal kitchen / toilets) Rateable Value £7000 per annum and may be subject to small business rate relief. EPC E104



# Wills & Smerdon



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

