



2a, Eden Grove, Byfleet, Surrey, KT14 7PQ

Price Guide £280,000

- 57' x 16'
- Courtyard
- Vast amount of downlights
- Class E

Eden Grove, KT14 7PQ

Welcome to this fantastic commercial property located in the heart of Eden Grove, Byfleet. This freehold unit offers a spacious interior spanning over 900sq ft, providing you with a blank canvas to bring your business dreams to life.

Situated in a Class E commercial zone, the possibilities for this property are endless. Whether you're looking to open a trendy cafe, a boutique shop, or a modern office space, this property offers the flexibility to suit a variety of business ventures.

With its freehold status, you have the opportunity to make this space uniquely yours.

Don't miss out on this incredible opportunity to establish your business in this vibrant and dynamic community. Contact us today to arrange a viewing and take the first step towards realising your entrepreneurial aspirations at Eden Grove, Byfleet.



Council Tax Band: Exempt



Office

912'

Light and bright versatile space to operate a business that falls under class E license with Woking Borough Council.

Two entrance doors, potential to divide and further rear door to a courtyard or off street parking behind double gates.

Fitted shower area, kitchenette and vast amount of down lights

Sold as freehold



Directions

High Rd Head south-east on High Rd towards Binfield Rd, Turn right onto Brewery Ln, Brewery Ln, Byfleet, West Byfleet

Viewings

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

EPC Rating:

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	