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Unit 5 Rio House High Street
Ripley, Surrey GU23 6AE
£17,950 Per Annum Unfurnished

Unit 5 is part of the modern buildings fronting the courtyard. Net floor area is approx.725 sq ft/67.4 sq m. The unit comprises of one open office area with a separate glass partitioned private meeting space. Shared use of the recently refurbished adjacent kitchen and toilet facilities. The security of tenure provisions of the Landlord & Tenant Act 1954 are excluded. The Lessee is responsible for an proportion of the costs of maintaining the common parts (Service charge per quarter £1165 + vat for this unit). The rateable value of unit 5 is £12,500 rates are charged thereon at 49.9p in the pound calculating business rates payable of £6237.50. Internally the offices are finished to a high standard and feature: high level of insulation, double glazing in new buildings, ring main and telephone wiring throughout, low energy lighting, full fire alarm system, separate metering for 5 units, electric panel heaters with time controls, disabled access and toilets. EPC rating D79.

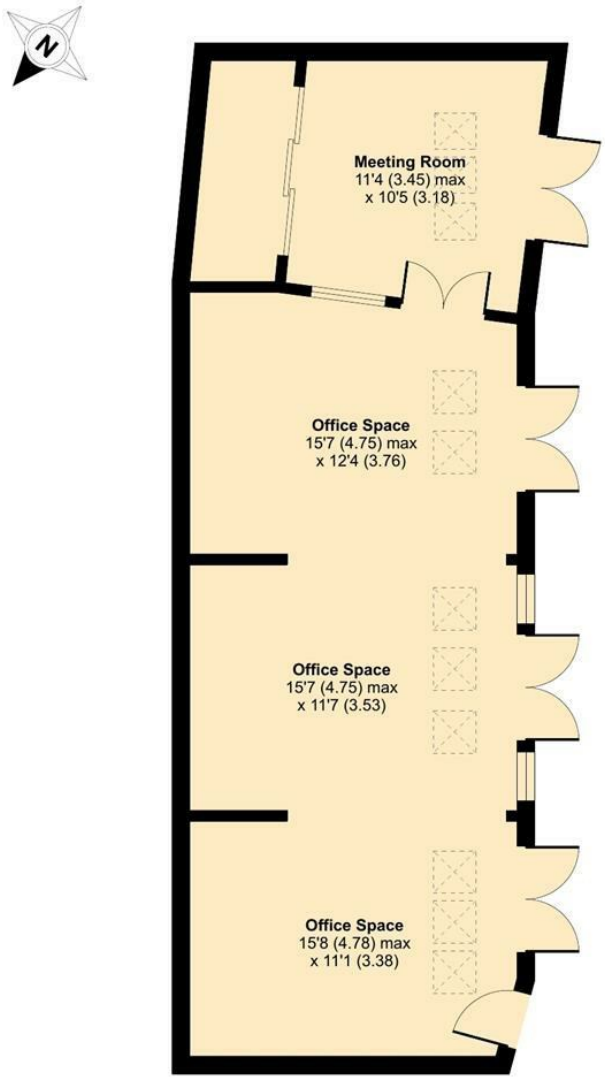
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Approximate Area = 725 sq ft / 67.4 sq m

For identification only - Not to scale



GROUND FLOOR

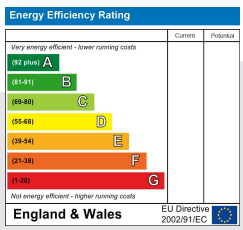
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Wills and Smerdon. REF: 1011430









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