

# TO LET

79.5 sq. m (856 sq. ft) approx.

**DIAL HOUSE, GOVETT AVENUE, SHEPPERTON TW17 8AG**

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## LOCATION

The property is located on Govett Avenue, off Station Approach in Shepperton.

Shepperton railway station provides a direct service to London Waterloo with a journey time of approximately 53 minutes.

Shepperton High Street is within half a mile providing a variety of shops, cafes and restaurants.

## DESCRIPTION

The available office suite is located on the ground floor accessed via a modern reception area. There are shared male and female WC facilities on the ground floor and the office benefits from a private meeting room, fully fitted kitchen, air conditioning/heating and intercom entry. The office will be offered unfurnished.

## ACCOMMODATION

The suite has an approximate net internal floor area of 79.5 sq. m (856 sq. ft).

## ENERGY PERFORMANCE RATING

Energy Rating D87

A copy of the certificate is available upon request.

## TENURE

Available by way of a flexible licence agreement.

## RENT

£30,000 per annum inclusive of rent, business rates, service charge, buildings insurance and all utilities.

## VIEWING

Strictly by appointment through Sole Agents.

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**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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