

**SELF-CONTAINED
THREE ROOM OFFICE SUITE
TO LET**



01483 450115

www.owenshipp.co.uk



**WEBB HOUSE BUSINESS CENTRE, PORTSMOUTH RD,
RIPLEY, GU23 6ER**

Office Suite in Small Business Centre

431 sq ft (40 sq m) in three rooms

Ample parking

Half a mile from centre of Ripley village

Reasonable rental terms



Owen Shipp Commercial
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The property is located on the B2215 on the southern outskirts of Ripley where there are the usual village shopping amenities. The A3 is easily accessible both northbound and southbound, with the junctions being only 0.5 miles away.

Description

Webb House is a detached commercial building, which has been divided and let to a handful of office tenants. This first floor suite is self contained with its own ground floor entrance, kitchen, wc and shower facilities. There is gas fired central heating. There is ample parking to the rear of the building.

Accommodation

The net internal area is approximately as follows:

Three rooms of:	13.01 sq m	
	9.20 sq m	
	<u>17.84 sq m</u>	
Total	40.05 sq m	(431 sq ft)

Rent

£630 per calendar month. The monthly fee is **inclusive** of most outgoings such as water rates, buildings insurance and maintenance.

The Tenant will be responsible for utilities, telecoms/IT and business rates.

Licence

Flexible agreements available. A rental deposit equivalent to two months' rent is usually required.

Legal Costs

Each party to bear their own, if any.



Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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Energy Performance Certificate



Non-Domestic Building

Webb House Business Centre
 Portsmouth Road
 Ripley
 WOKING
 GU23 6ER

Certificate Reference Number:
 0290-5078-0311-1780-2090

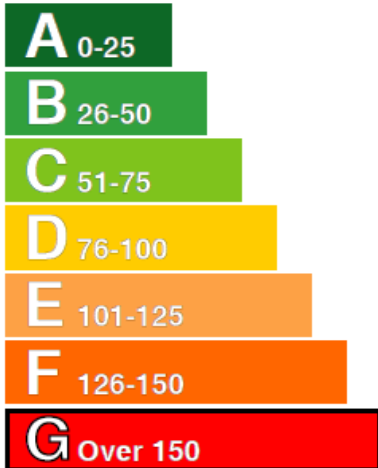
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



161 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 169
 Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

- 36** If newly built
- 69** If typical of the existing stock