



SEMI-SERVICED OFFICE / RETAIL (CLASS E) TO LET

**HS HUGGINS STUART
EDWARDS**

**Austen House, 2 High Street, Great Bookham, KT23 4AG
FROM £395 PLUS VAT PER MONTH**

**Austen House, 2 High Street,
Great Bookham, Surrey, KT23 4AG**

TO LET

DESCRIPTION

Austen House is an attractive period property in the charming village of Great Bookham. It has undergone a complete renovation internally and externally offering a mix of self-contained offices ranging from 1-5 desks, suitable for a variety of occupiers under Class E use such as beauty, hair, physio and counselling, with each room being furnished or unfurnished. The building is secured by a door entry system, alarm and CCTV throughout. It has modern WC's including disabled facilities (complete with shower) kitchen, 24-hour access, 7 days a week, reception.

LICENCE FEE

1 desk room/retail space- £400.00 plus VAT per month.
4 desk room/retail space - £695.00 plus VAT per month.

LEASE

A simple Licence Agreement covering a minimum period of 6 or 12 months (longer by negotiation) with the licence fee covering all costs except telecoms.

All-inclusive licence fee means occupation could commence within 7 days and includes business and water rates, electricity and heating, cleaning of common parts, disposal of waste, building insurance, WIFI, repairs and maintenance. 8 weeks deposit and

licence fee to be paid in advance. Minimum notice 6 weeks at the end of licence period.

LOCATION

Austen House is located in the centre of Great Bookham and enjoys very good road links to London as well as the local towns of Leatherhead, Dorking, The Horsley's and Guildford. It is positioned on the High Street and next door to local car parking.

EPC

B-49.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

May 2026

FOLIO NUMBER

30274

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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