

# MUNROHOUSE

MUNRO HOUSE, PORTSMOUTH ROAD  
COBHAM, SURREY, KT11 1TF



## HIGH QUALITY OFFICES TO LET 12,194 SQ FT (1,133 SQ M)

- HIGH QUALITY OFFICES
- AIR CONDITIONING & RAISED FLOORS
- 3 MILES FROM M25 (J10)
- PARKING AT 1 SPACE PER 190 SQ FT

Munro House is a striking pavilion style office building constructed approximately 10 years ago. The entrance to the building is via an impressive galleried double height reception.



## LOCATION

Munro House is set in its own landscaped grounds, which front the A307 Portsmouth Road. Communications are excellent with the A3 being within 3 minutes drive of the building and J10 of the M25 being approximately 3 miles south of the property.

Cobham mainline railway station is approximately 2 ½ miles away, offering a frequent service to London Waterloo and Victoria (approximate fastest journey time 39 minutes). Cobham town centre is nearby offering a wide range of shopping, banking and restaurant facilities.

## AMENITIES

- Air conditioning
- Open plan offices
- Attractive communal grounds
- Parking at circa 1:190 sq ft
- Suspended ceilings with recess lighting
- Full accessed raised floors

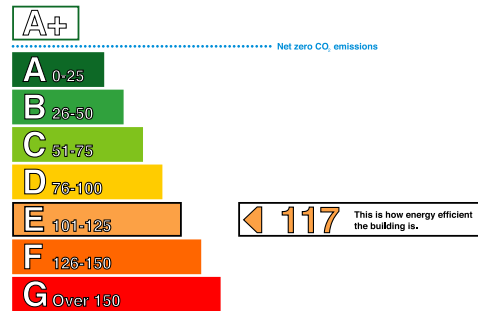
## ACCOMMODATION

Up to 3 suites are available as follows:

First Floor	5,080 sq ft	(471 sq m)	circa 26 car spaces
First Floor	2,000 sq ft	(185 sq m)	circa 10 car spaces
Ground Floor	5,114 sq ft	(475 sq m)	circa 26 car spaces
<b>Total</b>	<b>12,194 sq ft</b>	<b>(1,132 sq m)</b>	<b>circa 62 car spaces</b>

APPROXIMATE NET INTERNAL AREAS

## ENERGY PERFORMANCE CERTIFICATE



## TERMS

The property is available to lease by way of new fully repairing and insuring leases for a term expiring December 2015. A longer term may be available by way of separate negotiations.

## ANNUAL RENTAL

Please contact the agents for details

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole letting agents:

**Samantha Hadland**  
shadland@matthews-goodman.co.uk  
T 0207 7473140

**Nic Pocknall**  
nic@hurstwarne.co.uk  
T 01372 360190  
M 07770 416219

