

# OFFICE TO LET



Contact Michael Tsimekis

**1<sup>st</sup> FLOOR LION HOUSE, 111 HARE LANE, CLAYGATE, KT10 0QY**

Commercial space 725 sq. ft (67.36 sq. m) approx.

• 07738 543 189

• 020 3952 7374



- AVAILABLE ON A NEW LEASE
- PROMINENT LOCATION
- 2 CAR PARKING SPACES
- PLENTY OF NATURAL LIGHT AND SPACE
- CLAYGATE STATION 0.1 MILE AWAY
- CLOSE TO HIGHSTREET/AMENITIES

Viewing and Further Information:

Michael Tsimekis

020 3952 7374 / 07738 543 189

[michael.tsimekis@gray-point.com](mailto:michael.tsimekis@gray-point.com)

[www.gray-point.com](http://www.gray-point.com)

Gray Point Commercial Property Advisors

70 London Road

Twickenham

TW1 3QS



**RICS**



**GrayPoint**  
COMMERCIAL PROPERTY ADVISORS



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### LOCATION

Only a few hundred yards away from Claygate railway station (Waterloo only 30 minutes away) and the great local shopping, restaurants and other amenities based around The Parade. Esher town centre and the A3 are only a short drive away.

### DESCRIPTION

The top floor of a two-storey self-contained office building, providing a combination of both modern open plan and partitioned office space. The office has plenty of large windows giving the office day-round natural light, adding to the open and airy feel of the space. 2 assigned carparking spaces are allocated to the office.

### ACCOMMODATION

Total internal area: 727 sq. ft (67.36 sq.)

### ENERGY PERFORMANCE RATING

Rating: D (86) – a copy of the certificate is available on request.

### TENURE

Available on a new Lease.

### RENT

£19,000 per annum exclusive (no VAT)

\*We believe that the building is VAT elected. Interested parties should make their own enquires.

### BUSINESS RATES

The rateable value is: £12,000 per annum.

\*All Applications are advised to make their own enquires through the London Borough of Richmond billing authority.

### LEGAL COSTS

Each part to cover their own legal costs.

Subject to contract 27<sup>th</sup> April 2021 [www.gray-point.com](http://www.gray-point.com)

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