OFFICE TO LET

160C WALTON ROAD, EAST MOLESEY KT8 OHP

The Whole:2,802 sq. ft (260.3 sq. m)Ground Floor:1,925 sq. ft (178.8 sq. m)First Floor:877 sq. ft (81.5 sq. m)

NET INTERNAL AREA SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



SELF-CONTAINED TOWN CENTRE OFFICE WITH SECURE CAR PARKING ON SITE

TO LET: £75,000 per annum PLEASE CALL US ON: 020 8703 8075





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DESCRIPTION

This large self-contained office of approximately 2,802 sq. ft, is split over two floors and includes an attached light industrial/storage unit. Arranged with both open plan and partitioned office space/meeting rooms, the interior is perfectly adaptable to modern business uses, providing light and airy space throughout. In addition, the property provides secure gated private parking for 7 cars at the front of the building.

There is an opportunity for the property to be split and each floor part let. Please see detailed plans overleaf which show each potential area being offered. All enquiries welcome, please contact us for further information.

LOCATION

The property is located just off the high street of East Molesey, a prosperous outer-London suburban area adjacent to the River Thames and Hampton Court Palace. The area provides a good variety of cafés, restaurants, and bars together with several independent traders, boutiques and antique shops; street awnings and al fresco dining give the area a unique and inviting character.

Hampton Court Railway Station is situated a short 15-minute walk away, providing regular services to Central London (35-min journey time). The A3, M3 and M25 are all within close proximity.

ACCOMMODATION

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ENERGY PERFORMANCE (EPC)

Certificate available on application





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TENURE

enquiries

RENT OF THE WHOLE

BUSINESS RATES

LEGAL COSTS

Subject to contract

Michael Tsimekis

£75,000 per annum exclusive (no VAT)

The Rateable Value is: £26,250 per annum

Each party to cover their own legal costs.

*All applicants are advised to make their own enquiries with the local council

Available on a new flexible lease on terms to be agreed

*We believe that the building is not VAT elected. Interested parties should make their own

VIEWING AND FURTHER INFORMATION:

Mike Gray (MRICS)

mike.gray@gray-point.com



RICS

07738 543 189 / 020 8703 8075

michaelt@gray-point.com

GROUND FLOOR

The agents on their behalf and for the Vendors or Lessors of this property whose Agents they are give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of the fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct actions based upon the content of these particulars. 3. No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract.