

OFFICE TO LET

160C WALTON ROAD, EAST MOLESEY KT8 0HP

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

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

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

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)

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ENERGY PERFORMANCE (EPC)

Certificate available on application



TENURE

Available on a new flexible lease on terms to be agreed

RENT OF THE WHOLE

£75,000 per annum exclusive (no VAT)

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

BUSINESS RATES

The Rateable Value is: £26,250 per annum

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

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract

VIEWING AND FURTHER INFORMATION:

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**NET INTERNAL AREA**

THE WHOLE: 2,802 sq. ft (260.3 sq. m)

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FIRST FLOOR: 877 sq. ft (81.5 sq. m)

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