



Mill House Studios

74 Bridge Road, East Molesey, KT8 9HF

**Self contained office to let in
quiet residential area with
private driveway access.**

2,131 sq ft
(197.98 sq m)

- Light and spacious office
- Large, open plan space
- 5 separate meeting rooms
- Private driveway and parking
- Large kitchen
- WC & shower facilities
- Large garden backing onto the river

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Summary

Available Size	2,131 sq ft
Rent	Rent on Application
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

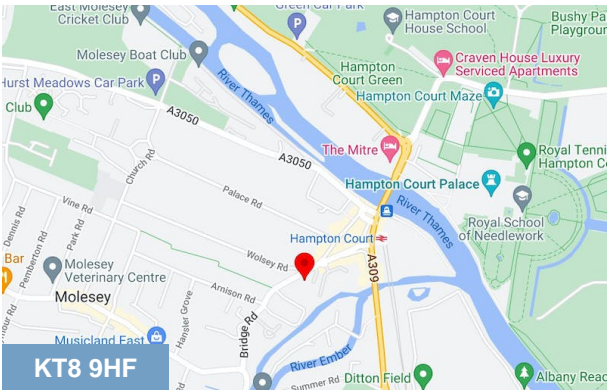
Originally built in the grounds of his own Victorian home by architect Eric Lyons, for the purposes of his own architectural practice, this self contained office space is equipped with kitchen, WC and shower facilities and offers a large open plan space with plenty of light.

Location

East Molesey is a prosperous outer-London suburban area providing a good variety of cafes, restaurants and bars, together with several independent traders, boutiques and antique shops. The property is only a few minutes walk from the River Thames and Hampton Court railway station, which provides services to Central London (35 minute journey time). The A3, M3 and M25 are all within close proximity.

Accommodation

Name	Sq ft	Sq m	Availability
Ground	2,131	197.98	Available
Total	2,131	197.98	



Viewing & Further Information



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