

COMFORT COOLED OFFICE SUITE WITH PARKING NEAR ESHER STATION

1,050 SQ FT (97.5 SQ M) APPROX

TO LET
FLEXIBLE LEASE
TERMS AVAILABLE



CHURSTON HOUSE, PORTSMOUTH ROAD, ESHER, SURREY, KT10 9AD



LOCATION

The property occupies a prominent position on the Portsmouth Road (A307), close to the Scilly Isles roundabout junction of the Kingston by-pass (A3) and Hampton Court Road (A309), and is within 250 metres of Esher mainline railway station and 350 metres of Esher town centre. Neighbouring occupiers include Café Rouge and Majestic Wine Warehouse, and the mainline station offers a fast and frequent service to London Waterloo (approximate journey time 28 minutes).



DESCRIPTION

The premises comprise office suites occupying the first floor of this modern, two storey office building.

The last remaining suite is situated to the rear of the building with some views of Sandown Racecourse. This comprises a reception area, kitchen station, 4 partitioned offices, a boardroom and two high quality WCs.

With 4 allocated parking spaces.

AMENITIES

- ◆ Comfort cooling/heating cassettes
 - ◆ Kitchen
 - ◆ Entryphone
 - ◆ Fully carpeted
 - ◆ Suspended ceilings
- ◆ Recessed fluorescent lighting
 - ◆ Double glazing
 - ◆ Male and female WCs
 - ◆ 4 On site parking spaces
 - ◆ Window blinds



ACCOMMODATION

	SQ FT	SQ M	Car Spaces
First floor rear suite	1,050	97.6	4
Total	1,050	97.6	4



TERMS

The office is available on a new lease with a rolling break after the first year.

RENT

£36,750 per annum.

The above mentioned rents include service charge and utilities but exclude business rates, telecoms and cleaning of the suites, which the Tenant(s) will be directly responsible for.

VAT

We are advised the property is not currently elected for VAT.

RATES

Rateable Value

Rates Payable

Rear Suite

£25,750.00

£12,849.25

We would strongly recommend that you verify these figures with Elmbridge Borough Council.

EPC

Rating

E (110)

ANTI-MONEY LAUNDERING

To comply with statutory Anti Money Laundering regulations, Cattaneo Commercial Ltd undertake standard, personal and Company AML checks on successful Purchasers and Tenants and also Vendors and Landlords and any other entity that has an interest in the property.

For further information or to arrange an inspection please contact sole agents:

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