

MODERN SELF-CONTAINED OFFICE & COMMERCIAL UNIT

APPROX 4,250 SQ FT (395 SQ M) PLUS BASEMENT 2,350 SQ FT (218 SQ M)

FOR SALE

FREEHOLD

REDUCED TERMS



MABEL HOUSE, 1 WESTON GREEN, THAMES DITTON, KT7 0JP



LOCATION

Mabel House is situated overlooking Weston Green within 200 metres of the Scilly Isles junction of the A309 and A307 which provides a direct access to the A3 and M25 and Central London.

Thames Ditton and Esher railway stations are also situated nearby.

ACCOMMODATION

Approximate floor areas

FLOOR SPACE	SQ FT	SQ M
First Floor	250	23
Ground Floor	4,000	372
Basement	2,350	218
TOTAL	6,600	613



DESCRIPTION

An imposing 2 storey building which is currently being used as an office and store. The space is arranged mainly on the ground floor which measures approximately 4,000 sq ft with a small room / office on the first floor comprising 250 sq ft. We understand the ground floor does not currently conform to fire regulations.

There is a substantial basement comprising circa 2,350 sq ft which has now received a Certificate of Lawful Use or Development which states the use as “Conversion of basement to ancillary storage, office and retail space”. However, it would not currently conform to building / fire regulations.

AMENITIES

- ◆ Showroom / Office frontage
- ◆ Gas fired central heating
- ◆ Glazed partitioned offices / meeting / board rooms
- ◆ Kitchen area
- ◆ Male, Female & Disabled WCs
- ◆ On street parking





USE

The premises are currently used as offices, however under the E Use Class, would be suitable for a range of other uses, including retail, medical or studio use.

TENURE

Freehold for sale.

PRICE

£790,000 .

BUSINESS RATES

Rateable value £53,000

Estimated rates payable (2026/27) £25,440

(Interested parties are advised to verify the above figures with Elmbridge Borough Council rates department.)

VAT

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

EPC

D(93)

Viewings strictly by appointment through joint agents:

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