

MODERN TOWN CENTRE OFFICE SUITE WITH PARKING

TO LET

555 SQ FT— 1,155 SQ FT (51.6—107.3 SQ M) APPROX



LANCASTER HOUSE, 1st & 2nd FLOORS, CHURCHFIELD ROAD, WALTON ON THAMES,
SURREY KT12 2TY



LOCATION

Walton on Thames has good access to the A3 and M25 and is accessible to Heathrow airport. The main line station is within 1.3 miles, approximately 11 minutes walk and offers a fast and frequent rail service to London Waterloo (approximate 26 minutes journey time).

Lancaster House is located towards the end of Churchfield Road close to its intersection with the High Street. The building is close to the retail area of Walton on Thames town centre so benefits from good shopping and restaurant facilities.

DESCRIPTION

Two self-contained office suites occupying the entire first and second floors of this modern three storey building with brick elevations under a pitched tiled roof with a mansard floor. The building is at the end of a terrace of similar offices with pedestrian access onto Churchfield Road. Both floors are in good decorative order and are partitioned to provide three separate office areas, all with good natural light and with some built in storage cupboards.

ACCOMMODATION

The floors comprise the following net internal floor areas:

FLOOR	SQ FT	SQ M	CAR PARKING
2nd Floor	555	51.6	1
1st Floor	600	55.7	1
TOTAL	1,155	107.3	2

AMENITIES

- ◆ Fully carpeted
- ◆ Raised floors
- ◆ Double glazing
- ◆ Cat II fluorescent lighting
- ◆ Gas central heating
- ◆ Shared male and female WCs
- ◆ 1 on site car parking space with each floor
- ◆ Entryphone system
- ◆ Roller blinds

TERMS

The floors are available to let together or individually on effectively full repairing and insuring lease(s) for a term to be agreed.

RENT

2nd Floor—£12,765 per annum exclusive.
 1st Floor—£13,800 per annum exclusive.
 Total— £26,565 per annum exclusive.

RATES (2026/27)

2nd Floor—Rateable value £11,000
 Rates payable £4,752
 1st Floor— Rateable value £15,250
 Rates payable £6,588

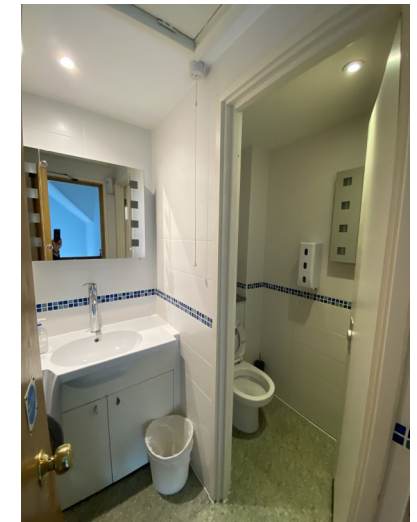
We strongly recommend you verify these figures with Elmbridge Borough Council.

VAT

We are advised the property is elected for VAT.

EPC

D 85



VIEWING: Strictly by appointment through sole agents:

ANDY ARMIGER

andy@cattaneo-commercial.co.uk
 020 8481 4741

TIM WILKINSON

tim@cattaneo-commercial.co.uk
 020 8481 4745

CATTANEO COMMERCIAL LTD

19-23 High Street
 Kingston upon Thames
 Surrey KT1 1LL

www.cattaneo-commercial.co.uk



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