

SELF-CONTAINED OFFICE SUITE IN THAMES DITTON VILLAGE

TO LET
551 SQ FT (51 SQ M) APPROX



2A HIGH STREET, THAMES DITTON KT7 0RY

LOCATION

The property is prominently located on the High Street near it's junction with Watts Road in the heart of Thames Ditton. Thames Ditton is an attractive village with good local amenities with a variety of restaurants, cafes, public houses and retail units in the High Street, and is close to Kingston and Esher town centres for additional shops and restaurants. The A3 dual carriageway is within a few miles which provides quick access to the M25 (junction 10) and central London. Thames Ditton has its own railway station which provides a direct link to London Waterloo (approximate journey time 40 minutes).

DESCRIPTION

The premises comprise a self contained office suite occupying the entire first floor of this prominent 3 storey character building. The suite is approached from the rear of the building via an external staircase and consists of 3 offices with its own kitchen and toilet.

VAT

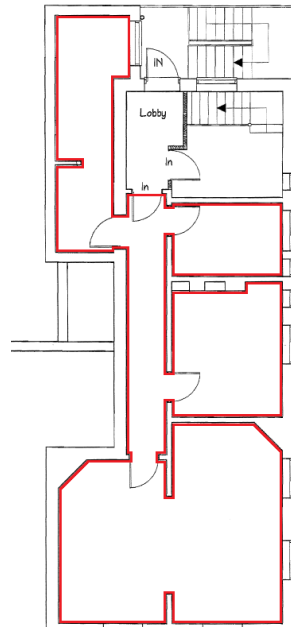
The premises are not elected for VAT.

ACCOMMODATION

1st FLOOR	SQ FT	SQ M
Offices	508	47.2
Kitchen	42	3.9
Total	551	51

AMENITIES

- ◆ Suspended Ceilings
- ◆ LED Lighting
- ◆ Gas Fired Central Heating
- ◆ Carpeted
- ◆ Toilet
- ◆ Kitchen



TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£14,250 per annum exclusive.

RATES 2026/27

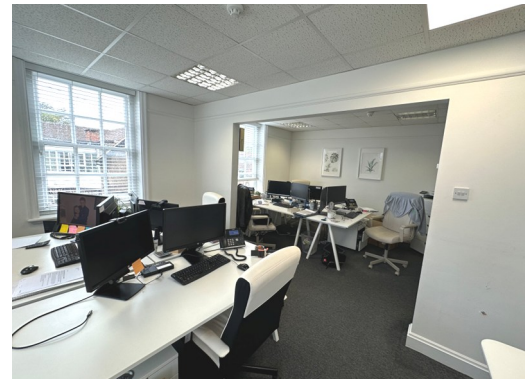
Rateable Value £13,250.00

Rates Payable £5,240.00

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

Rates may not be applicable if the ingoing tenant does not have other business premises.

EPC - C (70).



VIEWING: Strictly by appointment through sole agents:

TIM WILKINSON
020 8546 2166
tim@cattaneo-commercial.co.uk

ANDY ARMIGER
020 8546 2166
andy@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL LTD
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk



Please note that a Director of Cattaneo Commercial has an interest in this property.

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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