

TO LET

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020 8546 0022

**Self-contained Office Building
With car parking in village location**

**The Mews, 1A High Street,
Claygate, Surrey, KT10 0JG**

**Approximately
1,160 Sq Ft (107.8 Sq M)**



KINGSTON OFFICE

Warwick Lodge
75-77 Old London Road
Kingston
KT2 6ND



AGENT

Kieran McKeogh
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KEY SUMMARY

- Self-contained building
- On-site car parking
- Kitchen and WC
- Village location

The Mews, 1A High Street, Claygate, Surrey, KT10 0JG

LOCATION

The property is located to the rear of High Street, Claygate at its junctions with Oaken Lane and Hare Lane. Claygate village is located between Esher and the A3. Claygate Station is approximately 0.5 miles from the property and provides a service into London Waterloo with a journey time of approximately 35 minutes. Junction 10 of the M25 at Wisley is approximately 6.5 miles away via the A3 which also provides a means of access into central London.

DESCRIPTION

The Mews comprises a part two-storey and part single-storey building providing office accommodation on two floors with kitchen facilities and two WCs on the ground floor. The building has a gas-fired central heating system, a 3-phase electricity supply and up to three car parking spaces in the gated forecourt to the front of the building.

ACCOMMODATION

In accordance with the IPMS3 Code of Measuring Practice the offices have the following approximate net internal floor areas:

Ground floor	710sq ft	65.96 sq m
Offices and kitchen		
First floor offices	450 sq ft	41.80 sq m
Total	1160 sq ft	107.76 sq m

RATING ASSESSMENT

From our enquiries with the Valuation Office we understand that the property has a current rateable value of £7,200.

TERMS

The Mews is available to let on a new full repairing and insuring lease for a term by arrangement.

RENT

£35,000 per annum exclusive.

EPC

The EPC rating for this property is C - 64.

VIEWING

Strictly by appointment through sole agents.

For viewings or further information please contact:

Andrew Pollard

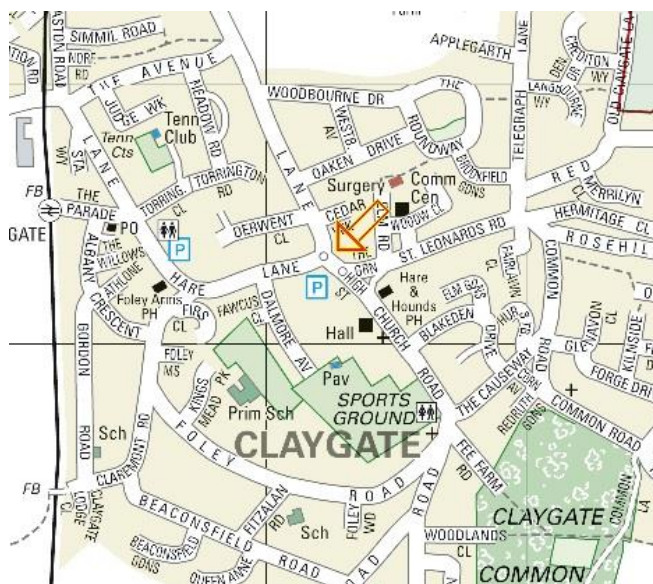
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Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.