



MelitaHouse

124 Bridge Road
Chertsey,
Surrey KT16 8LA

www.melitachertsey.com

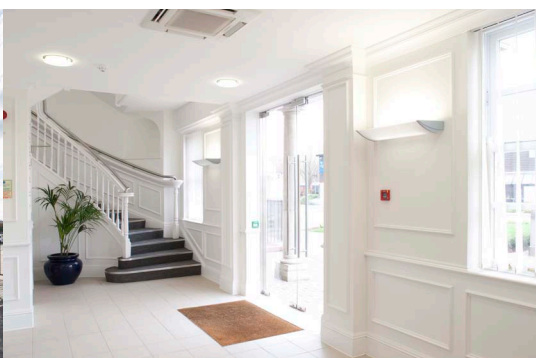
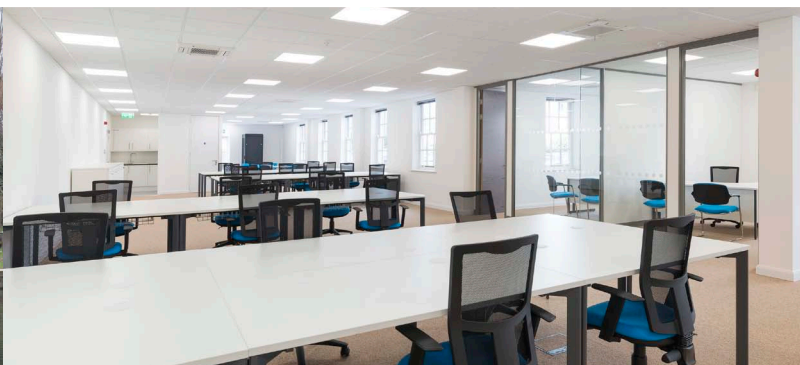
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TO LET **FITTED OFFICE SUITES - PLUG AND PLAY**

AIR CONDITIONED OFFICES
TO LET IN THIS PROMINENT
OFFICE BUILDING

GROUND FLOOR
2,212 SQ FT
11 PARKING SPACES

THIRD FLOOR
2,814 SQ FT
12 PARKING SPACES



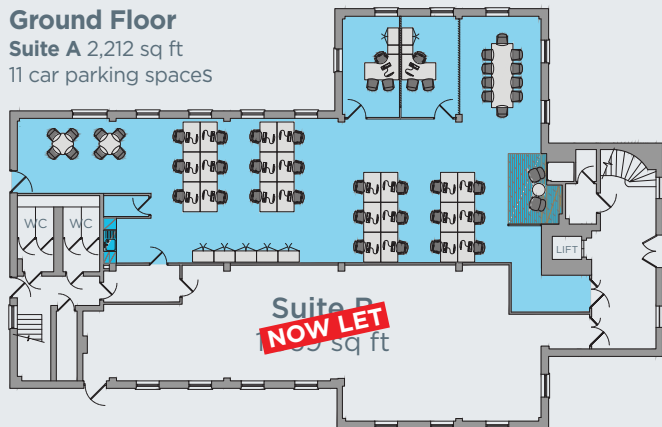
Melita House was constructed in 1996 and comprises modern purpose built high quality offices. Fully fitted refurbished office suites are available on the Ground and Third floors, both with data cabling.

- Workstations
- Executive Offices
- 10 person boardroom areas
- Cat 5e/6 cabling connected to Comms Cabinet
- Kitchen and break out areas
- Air Conditioning
- Full Access Raised Floors

- Refurbished Offices
- Suspended Ceilings with Recessed LED Light Fittings (to be installed on 3rd floor)
- Secure On-Site Parking Spaces
- Security Access Control with CCTV
- Bicycle Racks
- Shower & WC's

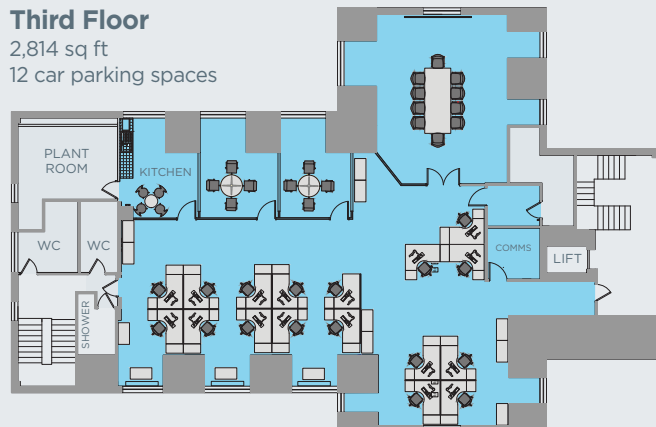
Ground Floor

Suite A 2,212 sq ft
11 car parking spaces

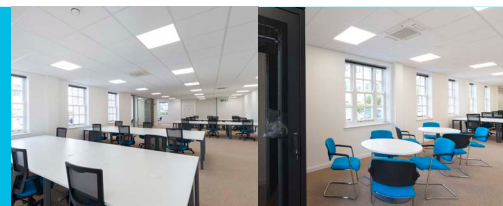


Third Floor

Suite B 2,814 sq ft
12 car parking spaces



Melita House is located in a highly prominent position overlooking **The River Thames** with frontage onto **Bridge Road (B375)**. The building is a short distance from **Chertsey Town Centre** with food and beverage facilities adjacent and opposite. **Chertsey Railway Station** is approximately one mile to the east (51 minutes to London Waterloo). **Junction 11 of the M25** is 1.5 miles and **Junction 2 of the M3** 4 miles, with **Heathrow** and **Gatwick** easily accessible.



Terms: A new FRI lease is available for a term to be agreed direct from the freeholders

Viewing: Strictly by appointment with agents

	Ground Floor	Third Floor
Size	2,212 sq ft	2,814 sq ft
Rent (psf)	£60,830.00 (£27.50)	£77,385.00 (£27.50)
Service Charge 20/21 (psf)	£16,147.60 (£7.30)	£20,542.20 (£7.30)
Rates Payable 20/21 (psf)	£13,223.50 (£5.98)	£23,952.00 (£8.51)*
Total	£90,201.10 (£40.78)	£121,879.20 (£43.31)
Parking	11	12
EPC	B50	C61

* Rates being reviewed



Claudia Harley
charley@vailwilliams.com
07836544564



Damian Lambourn
dl@lcprop.com
07796 953360

Website: www.melitachertsey.com [Click to watch Melita House Video](#)

NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded. JULY 2020