



FOUR SUITES REMAINING

## Belhaven House

67 Walton Road, Molesey, Surrey, KT8 0DP

Various office suites on inclusive  
flexible lease terms

165 to 1,590 sq ft

(15.33 to 147.72 sq m)

Rent: £35 per sq ft excludes business rates

- Modern three storey building
- Private rear car park
- Near to Hampton Court train station
- Opposite public car park
- Close to local amenities

# Belhaven House

67 Walton Road, Molesey, Surrey, KT8 0DP

## Location

Belhaven House is situated in the middle of the main shopping area of Walton Road, opposite a substantial public car park and Tesco Metro store. East Molesey is located between Hampton Court and Walton-on-Thames. Hampton Court railway station provides a frequent service to London Waterloo (approx. 40 minutes).

## Description

Belhaven House comprises a three storey building with two retail units on the ground floor and offices on the first and second floors. The available suites benefit from comfort-cooling, perimeter trunking, modern lighting and are fully carpeted. There is a private car park at the rear of the building and a large public car park opposite.

## Accommodation

Floor / Unit	Description	Size	Rent
1st	Suite C2	242 sq ft	£8,060 per annum
2nd	Suite 1	165 sq ft	£6,000 per annum
2nd	Suite 3	295 sq ft	£10,811 per annum
2nd	Suite 4/5	646 sq ft	£18,244 per annum
2nd	Suite 7	242 sq ft	£7,750 per annum

## Rent

The rent is inclusive of service charge & electricity, but exclusive of business rates (currently 100% Small Business Rate Relief available to ingoing tenants). Rent is subject to fixed increase of 5% per annum.

A car parking space is available for each office at an additional charge of £130 plus VAT per quarter (£520 per annum).

## Lease Terms

Flexible lease terms with mutual annual breaks, subject to three months prior notice in writing. Both parties to contract out of the Landlord & Tenant Act 1954 (Part 2), as amended.

## Legal Costs/VAT

Each party to be responsible for their own legal cost incurred in the transaction. All rents are exclusive of VAT, which is charged by the client.

## Rates & Charges

### Business Rates

100% Small Business Rate Relief maybe obtainable.

## EPC

This property has been graded as 67(C)



## Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

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