

## 1 WOLSEY ROAD, EAST MOLESEY, KT8 9EL

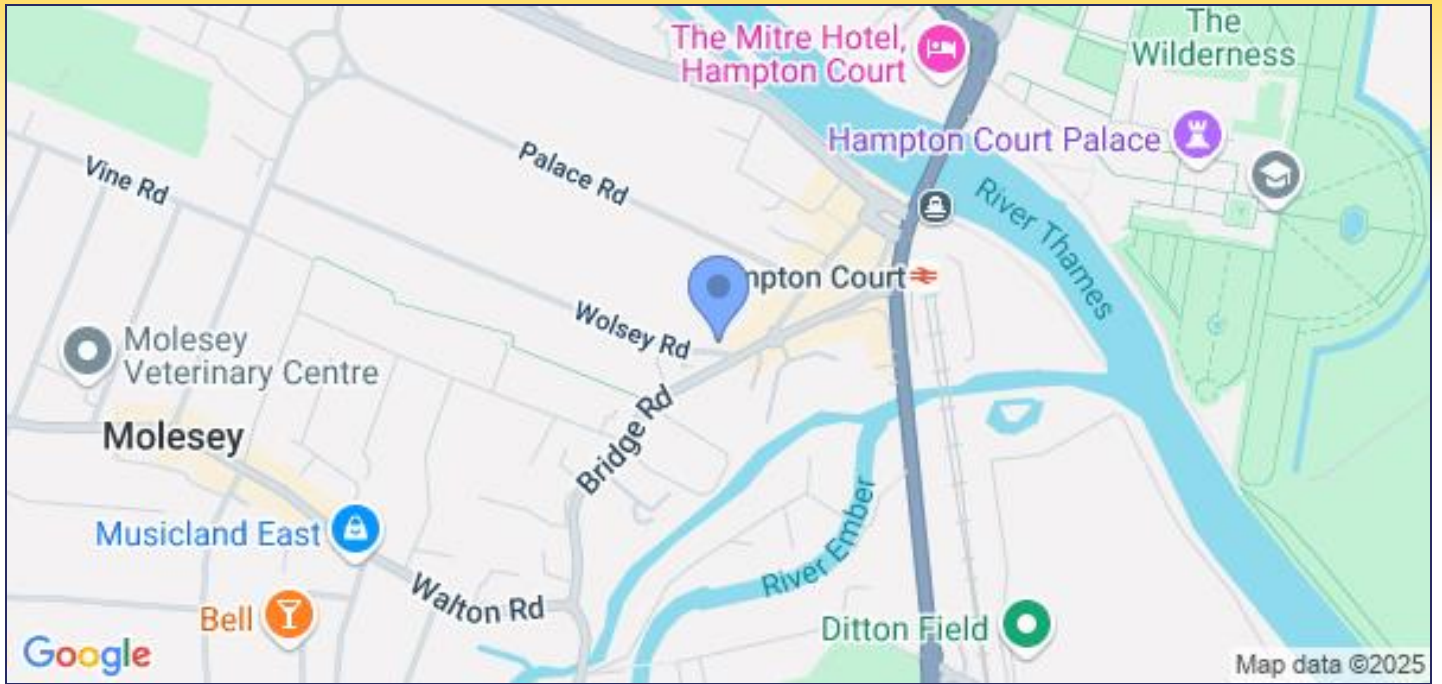


### SUMMARY

- 1,630 sq ft (151.49 sq m)
- Class E Use
- Prominent Corner Position
- To Let
- Rent: £39,500 per annum excl
- Available on a new a new FRI lease on terms to be agreed.

### AMENITIES

- Comfort Cooling
- Fitted Kitchen
- LED Lighting
- Parking For Up To 5 Cars
- Self Contained
- Storage Space



## LOCATION

The property is located in a prominent corner position at the junction of Wolsley Rd and Bridge Rd and is adjacent to the retail parade of local and boutique shops within the Hampton Court area of East Molesey. Hampton Court station is within a few minutes walk and provides a direct service to London Waterloo. The nearby A308 provides direct access to the M3 Motorway.

## DESCRIPTION

Whilst being previously used as offices the premises would suit other uses within Class E. The property comprises a light and airy self-contained ground floor unit with a prominent entrance from Wolsley Road and carparking to the rear for up to 5 vehicles. The offices are fitted to a good standard with suspended ceilings, comfort cooling, LED lighting and kitchen. The premises are currently laid out to provide both an open plan area and private offices.

## ACCOMMODATION

FLOOR	SIZE
Ground floor	1,445 sq ft (134.29 sq m)
Ground storage	185 sq ft (17.19 sq m)
<b>Total</b>	<b>1,630 sq ft (151 sq m)</b>

## LEASE / TERM

Available on a new a new FRI lease on terms to be agreed.

## RENT

£39,500 per annum excl

## RATES

We note from the VOA website that the property has a Rateable Value of £16,500.

## VAT

VAT is not applicable

## EPC RATING

C (73)

## LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

## VIEWING

Viewing strictly by prior appointment with the agent:

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