

TO LET

1,636 SQ FT (152 SQ M) APROX

TOP FLOOR PRESTIGE OFFICE SUITE WITH PARKING



2 ESHER ROAD, HERSHAM, SURREY KT12 4JY



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LOCATION

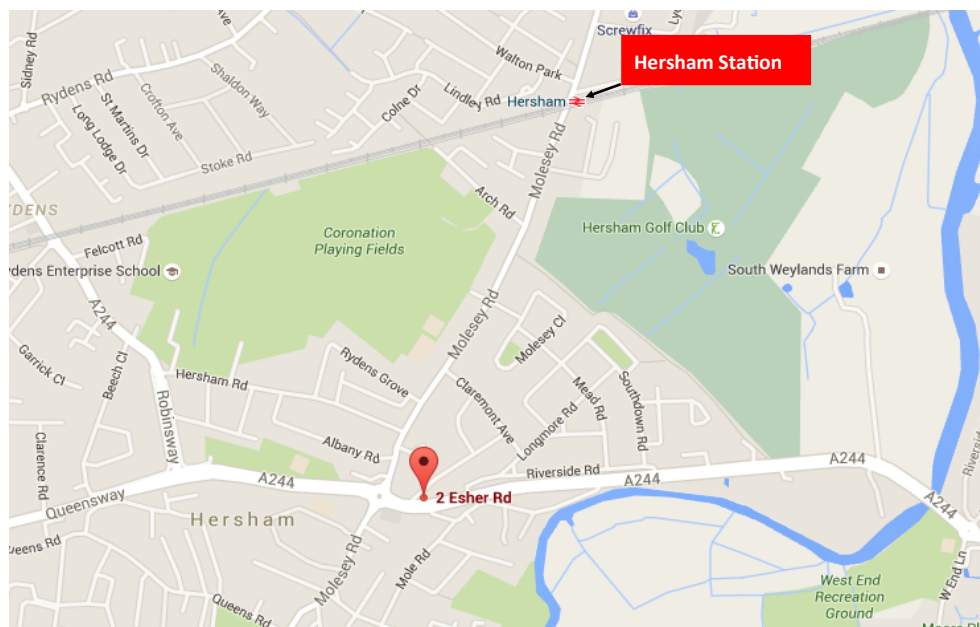
The property is conveniently located equidistant between the town centres of Esher and Walton on Thames, just off the A244 Esher Road adjacent to "Lookers", Volkswagen and the main roundabout with Molesey Road and Queensway. Hershams village centre is within half a mile of the building offering a good range of shopping and restaurant facilities which include Waitrose and Costa Coffee.

Hershams mainline station is within 1 mile (approx. 12 minute walk) offering a fast and frequent service to London Waterloo (approx. journey time 29 minutes).

BY ROAD	
Central London	18.9 miles
Kingston	6.4 miles
A3 (Hook Road)	5.5 miles
M3 (Junction 1)	5.8 miles
M25 (Junction 12)	10.2 miles

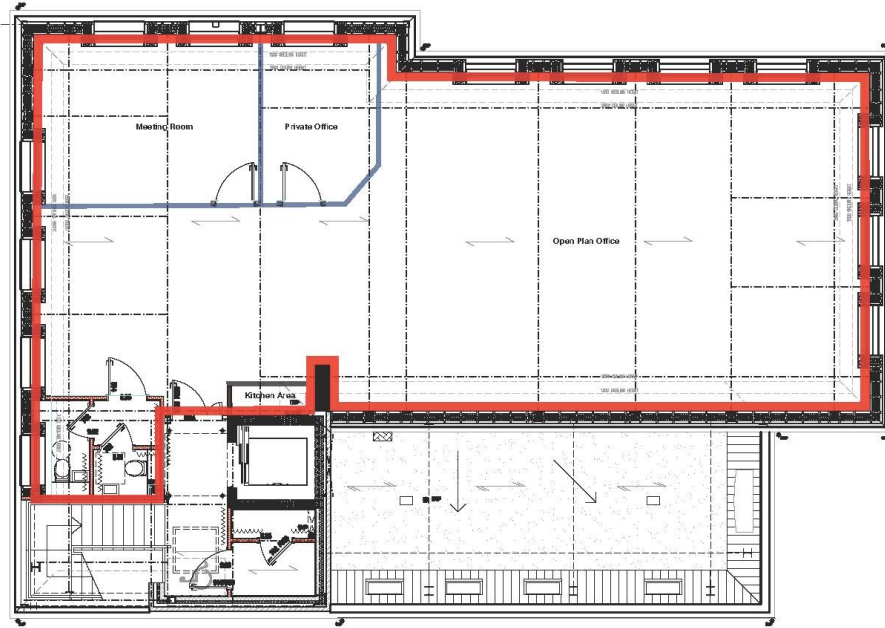
BY AIR	
Heathrow Cargo Terminal	10.1 miles
London Gatwick	26.8 miles

BY RAIL	
London Waterloo	29 minutes



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FLOOR PLAN NOT TO SCALE FOR INDICATIVE PURPOSES ONLY



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DESCRIPTION

2 Esher Road is a striking 3 storey headquarters office building which has been constructed to provide high quality offices over three floors. The available accommodation comprises the entire second floor and is self contained with its own male and female toilets.

The suite is currently arranged as an open plan area plus a good quality glass meeting room and private office and benefits from excellent natural light with comfort cooling / heating system and full access raised floor.

AMENITIES

- ◆ Fully carpeted
- ◆ Dedicated Male & Female Toilets
- ◆ Suspended ceiling & Full access raised floor
- ◆ Recessed LED lighting with PIR energy saving sensors
- ◆ Private kitchenette
- ◆ Comfort cooling / heating system
- ◆ Double glazed windows
- ◆ 8 person passenger lift
- ◆ Access to a disabled toilet
- ◆ On site car parking spaces

BOARDROOM

There is also an impressive boardroom located on the ground floor which is fully fitted with an overhead projector. This is available to hire on a hourly basis by separate arrangement, further details upon application.



ACCOMMODATION

The suite comprises, a net internal area of approximately 1,636 sq ft (152 sq m).

TENURE

The floor is available on a new effectively full repairing and insuring sub lease by way of service charge for a term to be agreed.

The sub lease will be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954, part II as amended.

RENT

£48,262 per annum exclusive.

VAT

This building is elected for VAT.

RATES

The floor is to be separately assessed for business rates.

EPC

Rating: A (24)

VIEWING: Strictly by appointment through sole agents:

ANDY ARMIGER

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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