

Our ref: TG/apr

Date as postmark

Bonsors

CHARTERED SURVEYORS
& COMMERCIAL PROPERTY CONSULTANTS

Guaranteed Commercial Property Solutions

Warwick Lodge
75 - 77 Old London Road
Kingston-upon-Thames, Surrey KT2 6ND

T 020 8546 0022
F 020 8541 1360
e property@bonsors.com
w www.bonsors.com

Dear Sir/Madam,

Re: A C Court High Street Thames Ditton

Please find attached our brochure in respect of the above office accommodation, which we are marketing on behalf of Surrey County Council.

Unit 1 is now let and we are offering Unit 7 of 3,675 sq ft. We are quoting a rental of £17.00 per sq ft.

For further information or to view please contact the writer.

Yours faithfully,

Tim Gauld, MRICS

BONSORS

Guaranteed Commercial Property Solutions

Enc.

Directors: T J Gauld MRICS. A T J Pollard BSc. FRICS. FCI Arb.

Bonsor Penningtons Ltd (Trading as Bonsors).
Registered in England No. 321 6636.

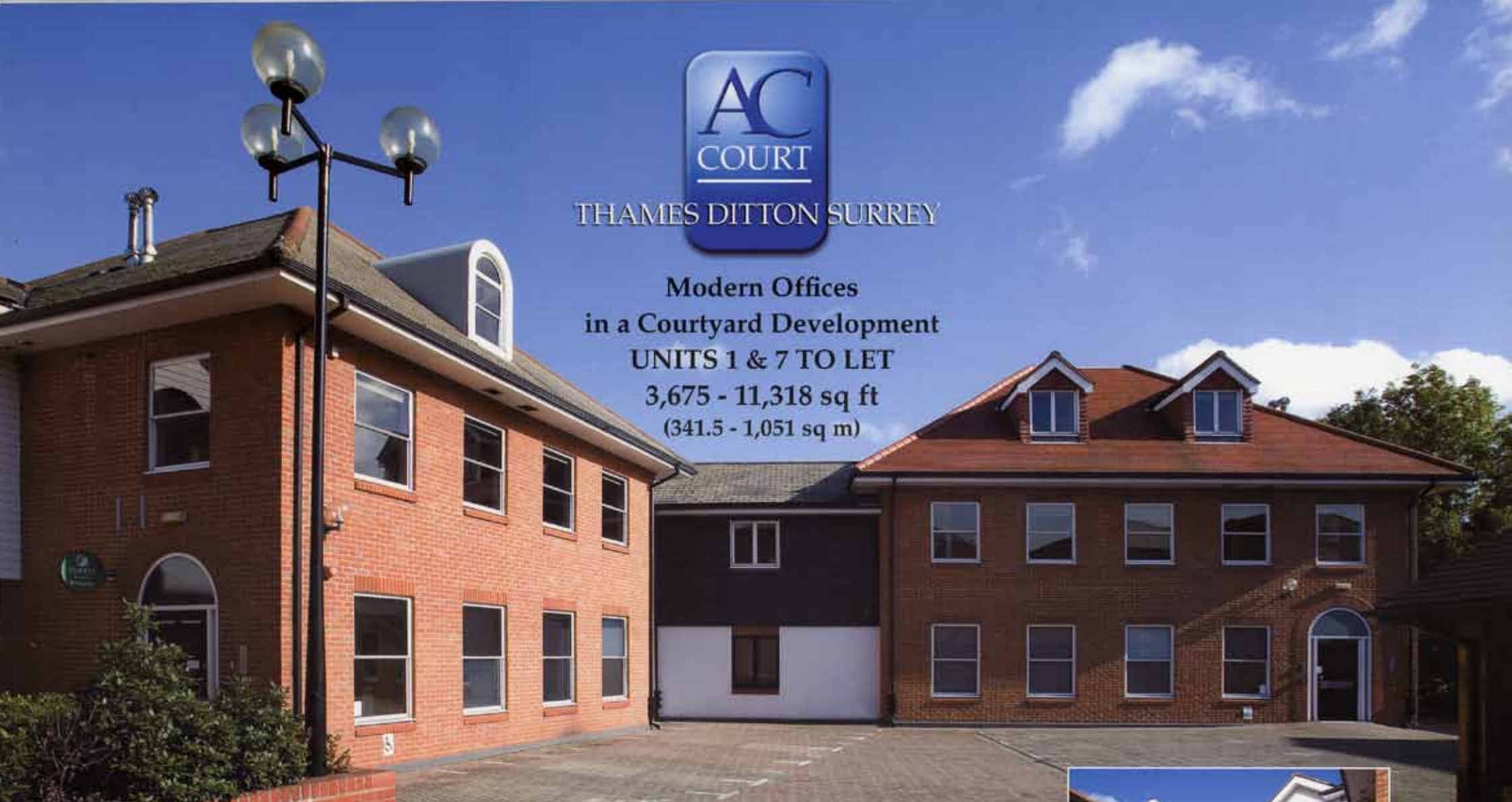
Registered Office: Warwick Lodge, 75 - 77 Old London Road, Kingston-upon-Thames, Surrey KT2 6ND.

- Sales
- Acquisitions
- Rent Reviews
- Rating
- Investment
- Surveys
- Lettings
- Valuations
- Lease Renewals
- Management
- Development
- Planning



THAMES DITTON SURREY

Modern Offices
in a Courtyard Development
UNITS 1 & 7 TO LET
3,675 - 11,318 sq ft
(341.5 - 1,051 sq m)





'AC' COURT, HIGH STREET, THAMES DITTON, SURREY KT7 0QA
A MODERN OFFICE DEVELOPMENT WITH GENEROUS ON SITE CAR PARKING

www.accourthamesditton.co.uk

THAMES DITTON SURREY

UNIT 7

UNIT 1



AMENITIES

- Gas-fired central heating
- Partial comfort cooling
- Male & female WCs
- Kitchen facilities
- 26 on-site car parking spaces
 - Raised floors
 - Category 5 cabling
- Suspended ceilings over the majority of the office area
- Recessed fluorescent lighting
- Security controlled entrance



LOCATION

AC Court is in the centre of picturesque Thames Ditton village with its food and retail facilities and is within walking distance of the River Thames.

Thames Ditton is 1 mile from Hampton Court Bridge and via the nearby A3, 8 miles from Junction 10 of the M25 and 20 miles from Central London. Thames Ditton railway station provides a regular service to London Waterloo with a travel time of around 25 minutes. Kingston town centre with its substantial retail and leisure amenities is about 2¼ miles north east of Thames Ditton.

DESCRIPTION

AC Court is a courtyard development of five self-contained office buildings accessed through gates in Ashley Road and forms part of the redevelopment of the famous AC Cobra sports car factory carried out in the late 1980s.

Nos 1 & 7 AC Court comprise two self-contained buildings, each arranged over ground and two upper floors, currently interlinked but capable of being let separately.

RENT

On application.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

UNIT 1

Ground floor	301.08 sq m	3,240 sq ft
First floor	316.42 sq m	3,405 sq ft
Second floor	92.79 sq m	998 sq ft
Total	710.29 sq m	7,643 sq ft

UNIT 7

Ground floor	137.34 sq m	1,478 sq ft
First floor	159.25 sq m	1,713 sq ft
Second floor	44.96 sq m	484 sq ft
Total	341.55 sq m	3,675 sq ft

Total Units 1 & 7	1,051.84 sq m	11,318 sq ft
------------------------------	----------------------	---------------------

LEASE

The buildings are available together or separately, either on assignment of our client's current lease expiring December 2014 or on new full repairing and insuring sub-leases for a term to be agreed on each individual building.

VIEWING

Strictly by appointment with sole agents. Visit the web site for further information and to view floorplans.

Bonsors.com

020 8546 0022

Warwick Lodge, 75-77 Old London Road
Kingston-upon-Thames, Surrey KT2 6ND

Management Act 1987. Messrs. Sotheby's for themselves and the vendor(s) of this property, whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer contract. 2. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. 3. Any intending purchaser/occupier must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) do not make or give, and neither Sotheby's nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1980. Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property Misdescription Act 1991. These details are believed to be correct at the time of completion but may be subject to subsequent amendments. Brochure produced 11.2009. Use 80 Degrees 020 8755 0015.