

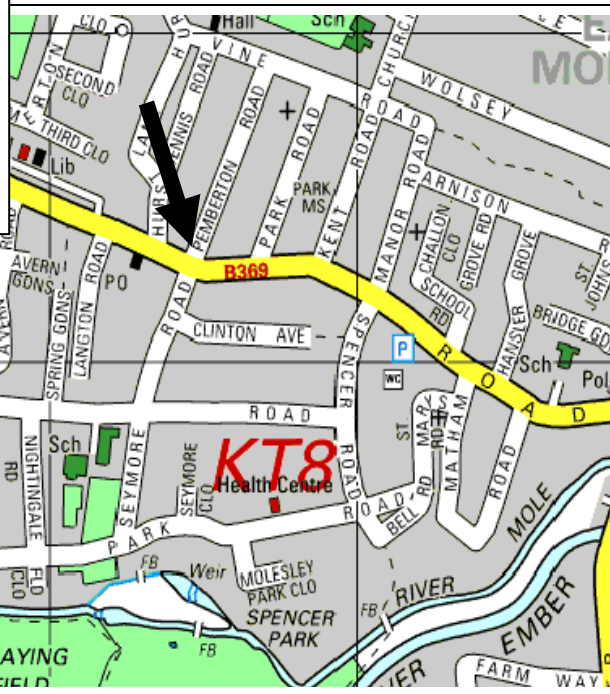
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Attractive, Light and Airy

TO LET
Mezzanine & 2nd Floor Offices
Approx 246 – 882 sq ft (22.85 – 81.94 sq m)



HURST HOUSE
WALTON ROAD
EAST MOLESEY
KT8 0DX

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**Hurst House, Walton Road,
East Molesey KT8 0DY**

Location: The property occupies a prominent position on the main Walton Road (B369) in the centre of East Molesey between Hampton Court in the east and Walton on Thames to the west. Junction 1 of the M3 at Sunbury is within easy reach and provides connections to the M25 and Heathrow Airport. Hampton Court British Rail Station is the closest rail connection.

Description:

2 nd Floor – Suite D	246 sq ft	22.85 sq m
2 nd Floor – Suite E	300 sq ft	27.87 sq m
Mezzanine Rear	882 sq ft	81.94 sq m

Suites D and E on the second floor can be joined together to provide one suite comprising approx 546 sq ft.

Amenities:

- * Carpeted
- * Part air-conditioned
- * Male & female WCs on each floor
- * Recently redecorated

Lease: New lease terms to be agreed. All leases are to exclude the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.

Rent:

2 nd Floor Suite D:	£3,000 per annum exclusive
2 nd Floor Suite E:	£3,600 per annum exclusive
Mezzanine:	£10,600 per annum exclusive

Rates: 2nd Floor Suite D – rateable value £1,825 (information supplied by client). Suite E – rateable value £1,950. This is based on the standard rate of 43.3p in the Pound. Other supplements/reliefs may apply. Please contact the rates authority for more information.

Legal Costs: The ingoing tenant to pay both parties' legal fees. The landlord's costs can be capped by negotiation.

Viewing: Strictly by appointment with joint sole agents.

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PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable