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- *4 On site parking spaces*
- *Air cooling*
- *Perimeter trunking*
- *2 miles from the A3*
- ***REDUCED RENT***

TO LET

*Self contained refurbished
Office Suite
1,817 sq ft (169 sq m)*



*1st Floor, St George's House
25 Bridge Street
Walton on Thames
Surrey KT12 1AF*

**1st Floor, St George's House
25 Bridge Street, Walton on Thames, KT12 1AF**

Location: The premises are located in Walton on Thames town centre on the north side of Bridge Street close to the junction with the High Street and Church Street.

Walton on Thames itself is located approximately 17 miles to the south-west of London. Road communications are excellent as the town is within 3 miles of the M3 and 4 miles of the M25 and 2 miles from the A3. The town is on the main London to Portsmouth railway line with frequent train services to London Waterloo, fastest journey time 25 minutes.

Description: The premises comprise a self-contained office suite on the first floor which has been comprehensively refurbished. As currently laid out the suite is in an open plan format. There are shared toilets within the communal stairwell and on site car parking for 4 cars.

Amenities:

- 4 on site car parking spaces
- New air cooling system
- Gas fired central heating with perimeter wall mounted radiators
- New perimeter trunking
- New suspended ceilings with recessed lighting
- Fully refurbished

Accommodation: The premises provide the following approximate net internal floor area:
1,817 sq ft (168.80 sq m)

Lease: The premises are available on a new effective fully repairing and insuring lease (subject to the service charge provisions) directly from the landlord on lease terms to be agreed.

Rental: £20,000 per annum exclusive. The annual rental will be subject to VAT and will be payable quarterly in advance.

Rates: It is estimated that the business rates are £5.20 per sq ft payable. Further details from the agent.

Service Charge: The landlord will levy a service charge on the accommodation for the upkeep and maintenance of the communal areas and any non-separately metered items. Further information from the agent.

Viewing: Strictly by appointment with joint sole agents.

Andrew Pollard
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HURST WARNE
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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
- 3) Rates information is believed to be correct but interested parties should check with rating authority.