



CLOSE BY TO A3 AT HOOK BRIGHT ECONOMICAL OFFICE SPACE TO LET



**First Floor Offices, 14-16 Elm Road,
Chessington, Surrey KT9 1AW**

Type

A first floor suite of offices situated at the end of a busy shopping parade and close by to the A3 providing easy access to Central London and the M25.

Rent

£15,000 per annum exclusive (£10 per square foot).

Lease

A brand new full repairing and insuring Lease for a term of years to be agreed.

Area

Net Internal Area – 1,500 square feet (139 square metres) plus additional storage room of 38 square feet.

Planning

Class 'E' to include offices, medical and leisure uses.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

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LOCATION: The property is situated at the junction of Elm Road with the A243 Hook Road close by to the popular Hook Shopping Parade and opposite the Hook Community Centre and Library.

The offices are conveniently located for access to all main road communications to London and the South East via the A3, M25 and M3. Chessington North Train Station is a ten minute walk away from the offices and provides a regular service to London Waterloo (34 mins).

DESCRIPTION: A Suite of offices comprising a mix of open plan and private office rooms arranged over the first floor of a detached two storey building. The offices are accessed via a communal front entrance door, hallway lobby and internal staircase.

Net Internal Area of 1,500 square feet (139 square metres).

Features include:

- * Communal gas fired central heating system with radiators.
- * Modern suspended ceiling with diffused lighting.
- * Fully carpeted throughout.
- * Communal Ladies and Gentlemen's washroom facilities.
- * Small kitchenette facility.
- * Free on street lay-by parking close by.
- * Perimeter compartment trunking.
- * Additional mezzanine storage room available (38 square feet).
- * Good natural light to all offices.

PLANNING: Class 'E' Office Use. Medical and Leisure uses would also be permitted.

LEASE: The offices are available on a brand new full repairing and insuring Sub-Lease for a term of years to be agreed.

RENT: **£15,000** per annum exclusive.

SERVICE CHARGE: Full details to be confirmed (To include gas heating provision).

BUSINESS RATES: The Annual Business Rates payable for the full year ending 31st March 2025 are approximately £9,000.

EPC: **TBC**

LEGAL COSTS: Each party to cover their own legal costs.

**FURTHER DETAILS/
VIEWING:** Strictly by appointment only with Landlords' Sole Agents, Wallakers Commercial on 020-8399-5381.

Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Sandys: csandys@wallakerscommercial.com