

CLOSEBY TO TOLWORTH TOWER AND A3

**THREE STOREY OFFICE BUILDING IN
COURTYARD SETTING WITH PARKING**

FREEHOLD FOR SALE



Unit 1, Chancery House, Tolworth Close, Tolworth, Surrey KT6 7EW

Type

A three story semi-detached office building situated in a Courtyard Development close to Tolworth Broadway/A3.

Terms

The Freehold Interest with full vacant possession is offered for sale.

Asking Price

Offers are invited in excess of £350,000 plus VAT.

Area

Net Internal Area of 1,420 Square Feet (131.9 Square Metres) arranged over three floors plus two undercroft car parking spaces.

Planning

Office Suite falling within Planning Use Class 'E'. We consider that there is however potential for change of use to Residential, Subject to Planning Consent.

Business Rates

£16,372 payable for the current year ending March 2025/26

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.

LOCATION: The property is conveniently situated in a Courtyard Development close to the shopping and transport amenities of Tolworth Broadway and the A3.

DESCRIPTION: A three-storey office building. The Interior of the building comprises the following areas/layout:

Ground Floor: 240 square feet (22.30 square metres)

First Floor: 680 square feet (63.17 square metres)

Second Floor: 500 square feet (46.45 square metres)

Net Internal Area: 1,420 square feet (132 square metres)

Features Include:

- * Two Undercroft Parking Spaces with Retractable Garage Door.
- * Warm and Cool Air Conditioning Units to each floor.
- * Double width Entrance Door for Loading and Unloading
- * Fully Carpeted to First and Second Floors
- * Staff Tea Making/Kitchenette Facility
- * Male and Female Washroom Facilities

PLANNING: The property falls under Planning Use Class 'E' (Offices) with permitted uses to include also, Medical, Leisure and Educational uses.

A number of the neighbouring units in the Courtyard have been converted to Residential therefore we consider that there is potential for change of use to Residential on the building Subject to Planning.

BUSINESS RATES: Business payable for the year ending 31st March 2026 are £16,372.

TERMS: The Freehold Interest with full vacant possession is offered for sale.

ASKING PRICE: **£350,000 (Three Hundred and Fifty Thousand Pounds) plus VAT.**

EPC: An EPC has been commissioned and will be made available to interested parties.

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

FURTHER DETAILS/VIEWING: By application to Wallakers Commercial on 020 8399 5381.

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