

MODERN OFFICE SPACE WITH PARKING TO LET



**Victory House, Cox Lane, Chessington,
Surrey KT9 1SG**



Location

Victory House is situated on the Chessington Industrial Estate with easy access to the A3 and M25 Motorway Network.

Type

An attractive Suite of modern open plan and private office/meeting room space. The offices are arranged over the second floor of a detached modern office building with the benefit of six allocated car parking spaces.

Areas

Net Internal Area of approximately 3,700 square feet (343 square metres).

Lease

A new Lease is available for a term of years to be agreed.

Rent

£70,000 per annum exclusive.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact 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.

Second Floor Offices, Victory House, Cox Lane, Chessington, Surrey KT9 1SG

LOCATION:	The property is prominently situated fronting Cox Lane on the established Chessington Commercial Estate. The location benefits from excellent transport links to the M25 network via the A3 at Tolworth. The Mainline Railway Stations at Chessington North and Tolworth are nearby.	
DESCRIPTION:	A second floor Suite of modern office space arranged as open plan and private office/meeting rooms and with the benefit of Male and Female washroom facilities and a Staff kitchenette/tea making area. Net Internal Area – 3,700 square feet (343 square metres) approximately. (See Floor Plan attached). <u>Additional Features/Benefits Include:</u> * Air conditioning throughout; * Modern LED lighting system; * 8 Person Passenger Lift; * Six allocated car parking spaces to the front; * Shower facility; * Shared use of a large Staff canteen area on the ground floor; * Shared Reception and Waiting area to the ground floor entrance; * Two x Ground floor Meeting Rooms are available for rental on a flexible basis by separate arrangement.	
LEASE:	The Offices are offered on a brand new Lease directly from the Landlord and for a term of years to be agreed.	
ANNUAL RENT:	£70,000 per annum exclusive.	
BUSINESS RATES:	To be re-assessed.	
EPC:	Commercial Energy Rating of B 75 valid until 23 rd November 2033.	
LEGAL COSTS:	Each party to cover their own legal costs.	
FURTHER DETAILS/VIEWING:	Strictly by appointment only with Wallakers Commercial on 020 8399 5381. Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com	



