wallakers commercial

chartered surveyors and commercial property consultants

ESHER TOWN CENTRE
OFFICE/MEDICAL/LEISURE/STORAGE BUILDING
TO LET





51 Wolsey Road, Esher, Surrey KT10 8NT

Location

The property is situated on Wolsey Road in Esher Town Centre and a short walk away from the Waitrose Store and car park. There is easy access nearby to the A3 London/Portsmouth and M25 Motorway Networks.

Description

A two storey attached Class 'E' building with one car park space allocated.

Area

Gross Internal Area (Ground and First Floors) – 2,000 square feet (185.7 square metres).

Planning

Planning Use Class 'E' and suitable for Office, Medical, Leisure and Storage uses.

Lease Terms

The building is offered on a brand new full repairing and insuring Lease for a term of Three years and upwards.

Annual Rent

£20,000 plus VAT per annum exclusive

Further Details

Please contact Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com
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.*

51 Wolsey Road, Esher, Surrey KT10 8NT

LOCATION:

The property is situated on Wolsey Road in Esher Town Centre a short walk away from the Waitrose Store and Car Park. The property can be accessed via either the A307 Portsmouth Road or the A244 Lammas Lane and is within a short drive of the A3 to London/Portsmouth.

DESCRIPTION:

A two storey attached building currently comprising office space arranged over ground and first floors.

The interior of the property comprises the following Gross Internal Areas:

Ground Floor – 1,000 square feet

First Floor – 1,000 square feet

Total Gross Internal Area – 2,000 square feet (185.7 square metres)

Features include:

- Allocated car parking space to the front of the building.
- Modern gas fired central heating system with radiators.
- Wall mounted warm/cool air conditioning units to both floors.
- Good natural light from skylights to main roof over first floor.
- Fully fitted staff/kitchenette area.
- Male and Female washroom facilities.
- Broadband Internet connection with perimeter trunking.
- Modern security and fire alarm systems installed.

PLANNING:

The property falls under the Planning Use Class 'E' which includes Office, Medical, Leisure and Storage uses.

BUSINESS RATES:

The annual business rates payable for the current Rating year ending 31st March 2027 are approximately £15,800.

ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Certificate has been commissioned and will be made available to interested parties.

TERMS:

The property is offered on a brand new effective full repairing and insuring Lease for a term of Three years and upwards.

ANNUAL RENT:

£20,000 plus VAT per annum exclusive.

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

Misrepresentation Act 1967These 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.