

SELF CONTAINED OFFICES IN ESHER TOWN CENTRE

TO LET
on all inclusive terms

**172 to 990 SQ FT
(16 to 92 SQM) APPROX**



53A HIGH STREET, ESHER, SURREY KT10 9RQ

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LOCATION

The premises are situated in the centre of Esher. Communications are excellent being only a few minutes drive from junction 10 of the M25 motorway which provides direct access to both Heathrow and Gatwick airports and the national motorway network and the A3 Kingston by-pass is only 1 mile away, which connects to Central London.

There is an excellent range of shops and leisure facilities in the area including Sandown Park Racecourse.

DESCRIPTION

A well maintained self-contained first floor office suite, which provides 3 partitioned offices, an open plan area and reception area available for immediate occupation. In addition, there is a further smaller self-contained suite on the second floor.

ACCOMMODATION

	SQ FT	SQM
First Floor	818	76
Second Floor	172	16
Total	990	92

TENURE

The suites are available on new fully inclusive leases for terms to be agreed.

AMENITIES

- Gas fired central heating
- Security alarm
- Suspended ceiling tiles with recessed Cat II lighting
- Fitted carpets
- Entryphone system
- Perimeter trunking
- Fitted kitchenette
- Male and female WCs
- Patio balcony area
- Air cooling cassettes (to some offices)
- Parking available on separate licence

RENT

1st floor suite	£40,000 per annum inclusive
2nd floor suite	£10,800 per annum inclusive

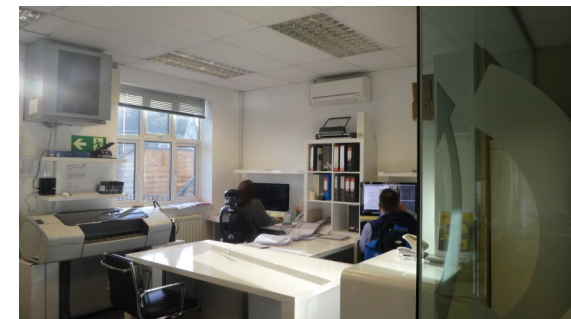
VAT

We are advised that the property is not elected for VAT.



EPC Ratings

First Floor	C (74)
Second Floor	D(95)



For further information or to arrange an inspection please contact:

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