



## **CLOSE BY TO TOLWORTH BROADWAY TRIPLE FRONTED SHOWROOM/OFFICE TO LET**



**420-424 Ewell Road, Tolworth, Surrey KT6 7EH**

### **Location**

Close by to the junction of Ewell Road with Tolworth Broadway with easy access to the A3 and Tolworth Station.

### **Type**

A triple fronted premises suitable for office, retail, showroom, medical and educational uses.

### **Area**

Net Internal Area – 1,180 square feet  
(110 square metres)

### **Lease**

A Sub-Lease for a term expiring on 1<sup>st</sup> March 2022 is offered. A longer Lease may be available subject to Landlords consent.

### **Rent**

£25,000 per annum exclusive.

### **Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381

[smullaney@wallakerscommercial.com](mailto:smullaney@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 premises occupy a prominent location in a parade of shops and offices fronting a section of Ewell Road near its junction with Tolworth Broadway. There is easy access to the A3 Kingston By Pass and also Tolworth Railway Station is a short walk away.

**DESCRIPTION:** A triple fronted commercial premises forming the ground floor of a three x three storey inner/end of terrace mixed residential and commercial buildings.

The premises are combined at ground floor level and have been recently used as office space.

The internal layout of the space is as follows (See Floor Plan attached):

Front Reception and Office

Six Private Office Rooms

Ladies and Gentleman's Washroom Facilities

Small Kitchenette Facility

Rear Door leading to Car Park Area for up to nine vehicles

**Net Internal Area – 1,180 square feet (110 square metres)**

Features include:

- \* Modern uPVC framed and double glazed display window frontages and main entrance door;
- \* Large prominent fascia signage across the width of the frontage;
- \* Gas fired central heating system with radiators;
- \* Modern suspended ceilings with diffused lighting fittings;
- \* Carpeted throughout;
- \* IT/Broadband enabled;
- \* Security alarm system installed;
- \* Wooden blinds fitted to all window units.

**PLANNING:** The premises comes under the new 'E' Planning Use Class which allows for retail, office, café/restaurant, medical and gymnasium uses.

**BUSINESS RATES:** The annual business rates payable for the year ending 31<sup>st</sup> March 2021 are £3,368 subject to Small Business Rates eligibility.

**EPC:** The premises has an Energy Performance Asset Rating of C 51.

**LEASE:** The premises are offered on the following two options:

(1) A short Sub-Lease to expire on 1<sup>st</sup> March 2022, or

(2) A brand new Lease for a term of years and a rent to be agreed.

**RENT:** £25,000 per annum exclusive.

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

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

Seamus Mullaney: [smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)



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