



## BRIGHT OPEN PLAN OFFICE/STUDIO TO LET



**Second Floor Office, 436 Hook Road, Chessington, Surrey KT9 1NA**

### **Type**

A second/top floor open plan office/studio with shared washroom facilities.

### **Lease**

The office is offered on new flexible Lease terms for an initial period of two years and upwards.

### **Rent**

£8,000 per annum exclusive

### **Legal Costs**

Each party to cover their own legal costs

### **Area**

Net Internal Area – 400 square feet (37 square metres)

### **Planning**

B1(a) Office Use but may suit alternative uses subject to planning consent.

### **Business Rates**

Nil business rates payable.

### **Further Details/Viewing**

Please contact 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.*

## **Second Floor Office, 436 Hook Road, Chessington, Surrey KT9 1NA**

- LOCATION:** The property is situated in a small parade of shops and offices fronting the junction of Hook Road with Bridge Road in Chessington.
- The location is convenient for easy access to Chessington North Railway Station with its regular services to London Waterloo (35 minutes). The local shopping facilities of Hook Parade are a few minutes' walk away.
- DESCRIPTION:** An attractive and bright open plan office with a Net Internal Area of 400 square feet (37 square metres).
- Features include:
- Carpeted throughout;
  - Recently redecorated;
  - Double glazed Velux skylight window units;
  - Ample perimeter eaves storage cupboards;
  - Good natural and artificial lighting;
  - Shared washroom facilities on the first floor;
  - Free car parking available directly outside the building on front layby;
  - Electric panel radiators;
  - Broadband connected.
- PLANNING:** B1(a) Office Use only. The offices may suit alternative uses to include Art Studio, Education and Training Centre, Medical and Health Services subject to planning consent for change of use. Applicants interested in alternative uses should make enquiries or Kingston Planning Department on 020 8547 5332.
- BUSINESS RATES:** Nil business rates payable for the current Rating Year subject to Small Business Rates Relief eligibility.
- LEASE:** The office is available on flexible Lease terms for an initial period of two years and upwards.
- RENT:** £8,000 per annum exclusive.
- 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/  
VIEWINGS:** Strictly by appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.
- Seamus Mullaney: [smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)