

**CONVENIENT FOR ACCESS TO M25 AND CHESSINGTON NORTH
STATION**

FIRST FLOOR OFFICE SPACE (TO BE REFURBISHED) TO LET



First Floor, 436 Hook Road, Chessington, Surrey, KT9 1NA

Type

A First Floor Suite of open plan and private offices which are to be fully refurbished. The offices include kitchen and washroom facilities.

Rent

£13,500 per annum exclusive.

Lease

A Lease is offered on a new flexible Lease for a term of years to be agreed.

Area

Net Internal Area – 625 square feet (58 square metres)

Business Rates

Business Rates: Nil (2021/22)

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Sole Agents, 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.

First Floor Office, 436 Hook Road, Chessington

LOCATION: The property is situated in a small parade of shops and offices fronting the busy Hook Road junction 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) as well as the M25 (10 minutes). The local shopping facilities of Hook parade are a few minutes' walk away.

DESCRIPTION: An attractive Suite of open plan and private office space which is to be fully refurbished and will offer a Net Internal Area of 625 square feet (58 square metres).

Features include:

- Newly Carpeted Throughout
- Recently Decorated
- Double Glazed Window Units
- Good Natural and LED Lighting
- Private Washroom and Kitchen Facilities
- Heated Radiators
- Broadband Connected
- Secure Key Code Panel to External Front Door
- Ample Free Car Parking Available On Street Closeby

PLANNING: Class E Office Space.

BUSINESS RATES: Nil business rates payable for the current rating year subject to small business rates relief eligibility.

LEASE: Available on a new flexible Lease for a term of years to be agreed.

RENT: £13,500 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 on this transaction.

FURTHER DETAILS/VIEWINGS: Strictly by appointment only with Sole Agents Wallakers Commercial 020-8399-5381.

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