



## GROUND FLOOR OFFICES WITH PARKING TO LET



**Ground Floor, Radiant House, 2 Davis Road, Chessington, Surrey KT9 1TT**

### **Type**

Two modern ground floor office rooms with kitchenette and washroom facility. Two allocated car parking spaces included.

### **Lease**

A new internal repairing and insuring Lease for a term of years to be agreed.

### **Rent**

£7,000 per annum exclusive.

### **Areas**

Net Internal Area – 265 square feet (24.6 square metres)

### **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.*

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**LOCATION:** Radiant House is prominently situated on the Chessington Industrial Estate on Davis Road which is accessed just off Cox Lane and is within one mile of the A3 (Tolworth Tower junction) providing excellent links to Central London (14 miles) and to Junction 10 of the M25 (9 miles).

Chessington North and Tolworth Stations are easily accessible from the property.

**DESCRIPTION:** Two modern ground floor offices with private side door access.

There is a small kitchenette and washroom facility.

**Net Internal Area – 265 square feet (24.6 square metres)**

There are two allocated car parking spaces to the front of the building.

**Features Include:**

- \* Modern suspended ceiling with diffused lighting system;
- \* Wall mounted air conditioning units to both offices;
- \* Fully carpeted throughout;
- \* Gas fired central heating with radiators;
- \* Perimeter trunking for IT and telecoms;
- \* Modern fitted kitchenette facility;
- \* Small washroom;
- \* uPVC double glazed window and door units.

**PLANNING:** Planning Use 'E' (Commercial, Business and Service Uses) Offices.

**LEASE:** The offices are offered on a brand new internal repairing and insuring Lease for a term of years to be agreed and outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part Two.

**RENT:** **£7,000** per annum exclusive.

**BUSINESS RATES:** Nil business rates payable for the current Rating Year.

**EPC:** A Commercial Energy Performance Certificate has been commissioned and will be made available to interested parties.

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

**FURTHER DETAILS/  
VIEWING:**

By appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.

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



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