



## JUST OFF THE A3 AND TOLWORTH BROADWAY BRIGHT GROUND FLOOR OFFICE SUITE TO LET



**Suite 1, 444 Ewell Road, Tolworth, Surrey KT6 7EL**

### **Type**

A ground floor office suite comprising two rooms with shared kitchenette and washroom facilities.

### **Terms**

The Suite is available on a short term Licence Agreement for a minimum term of twelve months and upwards.

### **Rent**

£9,500 plus VAT per annum fully inclusive of business rates, water rates, heating, lighting and service charge.

### **Area**

Net Internal Area – 400 square feet (37.1 square metres)

### **Legal Costs**

Each party to cover their own legal costs.

### **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:** The property is situated in a quiet and convenient location close by to the shopping and transport facilities of Tolworth Broadway with easy access to the A3/M25 road network. Tolworth Railway Station with its regular London Waterloo (32 minutes) is a short walk away.

**DESCRIPTION:** A ground floor suite of two offices measuring 400 square feet (37.1 square metres) and with the benefit of a private front door access.

**Features Include:**

- \* Gas fired central heating system
- \* Shared kitchenette and washroom facilities
- \* Good natural and artificial lighting
- \* Fully carpeted throughout
- \* Understairs storage area

**PLANNING:** B1(a) Office Use only.

**LEASE TERMS:** The suite is available on a short term Licence Agreement for a minimum of twelve months and on fully inclusive rental terms.

**RENT:** **£9,500** plus VAT per annum (£792 per calendar month) and fully inclusive of annual business rates, water rates, heating, lighting and service charge.

**EPC:** Energy Performance Asset Rating of C 65.

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

**FURTHER DETAILS/VIEWING:** By appointment only with Wallakers Commercial on 020 8399 5381.

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