



JUST OFF THE A3 AND TOLWORTH BROADWAY SMALL GROUND FLOOR OFFICE TO LET



Suite 2, 444 Ewell Road, Tolworth, Surrey KT6 7EL

Type

A ground floor office with shared kitchenette and washroom facilities.

Terms

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

Rent

£4,500 plus VAT per annum fully inclusive of business rates, water rates, heating, lighting and service charge.

Area

Net Internal Area – 100 square feet (9.3 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

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.

Suite 2, 444 Ewell Road, Tolworth, Surrey KT6 7EL

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 small office measuring 100 square feet (9.3 square metres) and with the benefit of a private side door access. <u>Features Include:</u> <ul style="list-style-type: none">* Gas fired central heating system* Shared kitchenette and washroom facilities* Fully carpeted throughout
PLANNING:	B1(a) Office Use only.
LEASE TERMS:	The office is available on a short term Licence Agreement for a minimum of twelve months and on fully inclusive rental terms.
RENT:	£4,500 plus VAT per annum (£375 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. Seamus Mullaney: smullaney@wallakerscommercial.com