



# WITH EASY ACCESS TO THE A3 AT TOLWORTH BRIGHT GROUND FLOOR OFFICE TO LET



**Unit 1, Thorogood House, Tolworth Close, Tolworth, Surrey KT6 7EW**

## **Type**

A ground floor office room with own private entrance door and shared kitchenette and washroom facilities.

## **Lease**

The office is available on a brand new full repairing and insuring Lease for a term of three years and upwards.

## **Rent**

£7,500 plus VAT per annum exclusive.

## **Area**

Net Internal Area – 300 square feet  
(27.8 square metres).

## **Planning**

Office, Financial and Professional, Therapy uses all permitted.

## **Annual Service Charge/Buildings Insurance**

Service Charge - £680 plus VAT (2021)

Buildings Insurance - £130 plus VAT (2021).

## **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.

**UNIT 1, THOROGOOD HOUSE, TOLWORTH CLOSE, TOLWORTH, SURREY KT6 7EW**

---

<b>LOCATION:</b>	The office is conveniently situated on a small estate of light industrial and office buildings directly behind Tolworth Tower and close by to Tolworth Broadway thereby offering easy access to the A3 London/Guildford Road. Tolworth Station (London Waterloo) is a short walk away.
<b>DESCRIPTION:</b>	<p>A bright ground floor office premises with private entrance lobby and door.</p> <p>The office has a <b>Net Internal Area of 300 square feet (27.8 square metres)</b>.</p> <p>Features include:</p> <ul style="list-style-type: none"><li>• Modern suspended ceiling with diffused lighting system.</li><li>• Fully carpeted.</li><li>• Good natural light.</li><li>• uPVC window units.</li><li>• Feature glass block window to flank wall.</li><li>• Shared kitchenette facility.</li><li>• Shared male/female washroom facilities.</li><li>• Gas fired central heating system.</li><li>• Free on-street parking outside.</li></ul>
<b>PLANNING:</b>	Use Class 'E' including Office, Medical and Financial and Professional Uses.
<b>LEASE:</b>	The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
<b>RENT:</b>	<b>£7,500</b> plus VAT per annum exclusive.
<b>ANNUAL SERVICE CHARGE/ BUILDING INSURANCE:</b>	<p>Service Charge - £680 plus VAT (2021)</p> <p>Buildings Insurance - £130 plus VAT (2021).</p>
<b>BUSINESS RATES:</b>	Nil business rates payable for the year ending 31 <sup>st</sup> March 2021.
<b>EPC:</b>	The premises has an Energy Performance Asset Rating of C 75.
<b>LEGAL COSTS:</b>	Each party to cover their own legal costs.
<b>FURTHER DETAILS/VIEWING:</b>	<p>Further details by application to Sole Agents, Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a></p>

*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.*

---