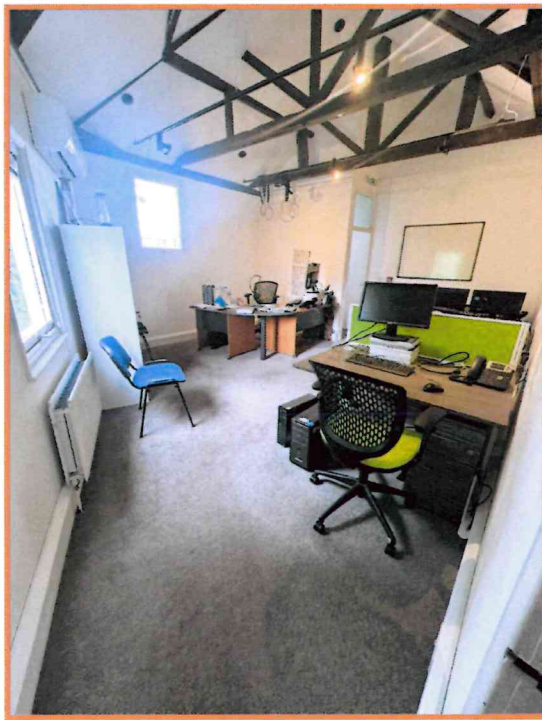


**OF INTEREST TO OWNER OCCUPIERS AND INVESTORS**  
**UNIQUE DETACHED OFFICE BUILDING**  
**THAMES DITTON VILLAGE CENTRE**

**FREEHOLD FOR SALE**



**AV House, 34a High Street, Thames Ditton, Surrey KT7 0RY**

**Location**

The property is situated in a quiet Courtyard setting in the centre of Thames Ditton Village and close by to the Railway Station (London Waterloo 30 minutes).

**Type**

A detached two storey office building with feature full height glazed façade providing modern office space arranged over ground and first floors.

**Areas**

Net Internal Area – 1,730 square feet (161 square metres).

**Planning**

Planning Use Class 'E' to include Offices, Medical, Leisure, Restaurant and Café uses.

**Business Rates**

£9,965 payable for the year ending 31<sup>st</sup> March 2025.

**Terms**

The Freehold Interest in the building is offered for sale with full vacant possession.

**Asking Price**

Offers invited in the region of £725,000

**Further Details**

Please contact Wallakers Commercial on 020 8399 5381.

[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)  
[csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)

**AV House, 34a High Street, Thames Ditton, Surrey KT7 0RY**

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**LOCATION:** The property is located in a quiet Courtyard setting in the centre of Thames Ditton Village thereby enjoying access to a number of popular Shops, Restaurants, Coffee Bars and Pubs. Thames Ditton Railway Station with its regular (two per hour) direct line services to London Waterloo (30 minutes) is five minutes' walk away.

**DESCRIPTION:** A unique two storey detached and modern office building with feature double height glazed screen façade and small Courtyard area accessed off a private pathway from the High Street.

The building provides a Net Internal Area of 1,730 square feet (161 square metres) arranged over the ground and first floors (See attached Floor Plan).

The building provides the following features:

- \* Modern gas fired central heating system with radiators.
- \* Wall mounted warm/cool air conditioning units to the first floor office space.
- \* Feature wall height glazed screen façade to private entrance lobby and reception area.
- \* Metal spiral staircase access to the open plan 'Galleried' first floor offices.
- \* Feature metal trussed and vaulted rafter ceiling to the first floor offices.
- \* Fully fitted staff/kitchenette area to mezzanine floor.
- \* Modern Male and Female washroom facilities.
- \* Small private Courtyard patio area to the front of the building with pedestrian pathways to side and rear of the building.
- \* BT High Speed Broadband internet connection with perimeter trunking.
- \* Modern security and fire alarm systems installed.
- \* Excellent natural light provision to all main office areas.

**PLANNING:** The property falls under the Planning Use Class 'E' which includes Office, Medical, Leisure, Restaurant and Café uses.

**BUSINESS RATES:** The Annual Business Rates payable for the current Rating Year are approximately £9,965.

**ENERGY PERFORMANCE CERTIFICATE:** An Energy Performance Certificate has been commissioned and will be made available to interested parties.

**TERMS:** The Freehold Interest in the property is offered for sale with full vacant possession.

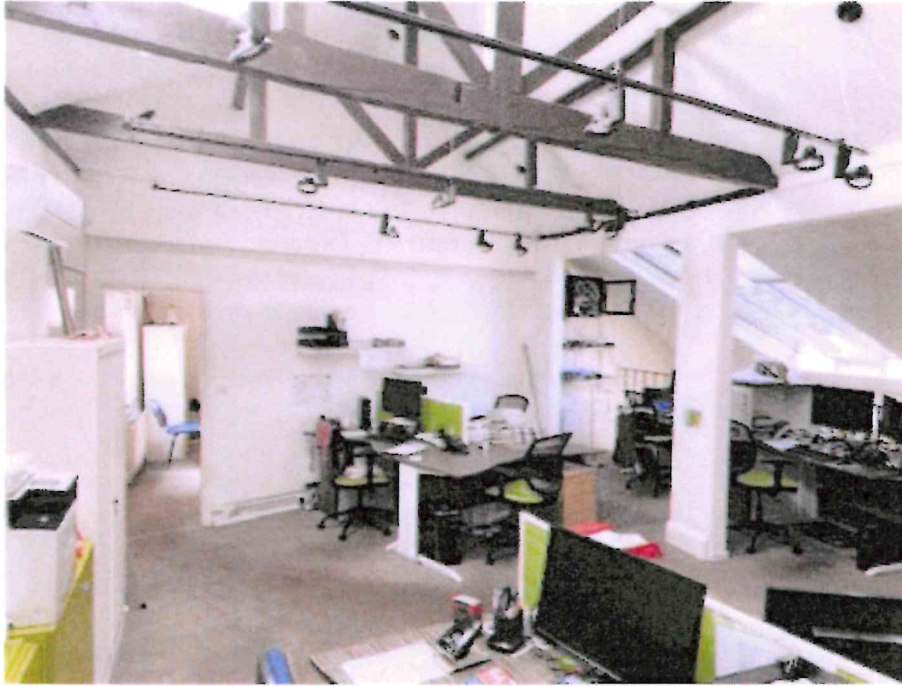
**ASKING PRICE:** Offers are invited in the region of **£725,000**.

**FURTHER DETAILS/  
VIEWING:**

Strictly by appointment only with Vendors Sole Agents, Wallakers Commercial on 020-8399-5381.

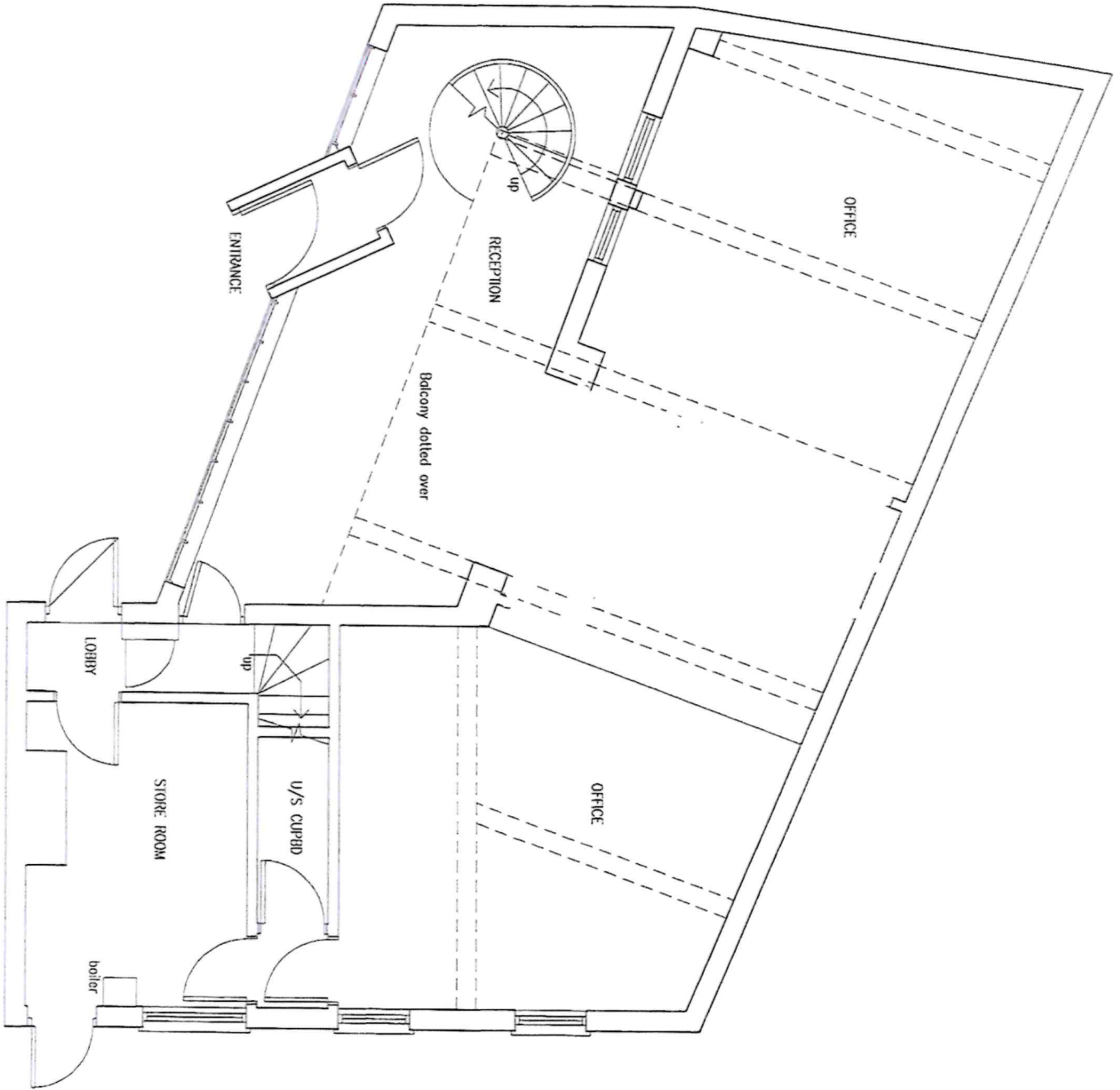
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[csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)





**GROUND FLOOR, AV HOUSE, 34A HIGH STREET, THAMES DITTON, SURREY KT7 0RY**



FIRST FLOOR, AV HOUSE, 34A HIGH STREET, THAMES DITTON, SURREY KT7 0RY

