



**Rent** £35 Per Square Foot

**Ref** #2877

## Address

**Address:** 72 Bridge Road

**Postcode:** KT8 9HF

**Town:** East Molesey

**Area:** Surrey

## Location

Fantastic position close to The Station, River and bustling cafe's and restaurants of charming Bridge Road.

## Description

Fabulous office space within character building, arranged over three floors.

Very close to the Station- 5 minute walk.

The building is nicely fitted with Showers Rooms, Fitted Kitchens, partial air conditioning and reserved parking available at £1,250 p.a. per space.

The entire building of approximately 4,045 sq ft is available, or the space can be available as suites.

Ground floor- 1620 sq ft. First floor- 1440 sq ft. Second floor- 985 sq ft.

Please call for an appointment to view.

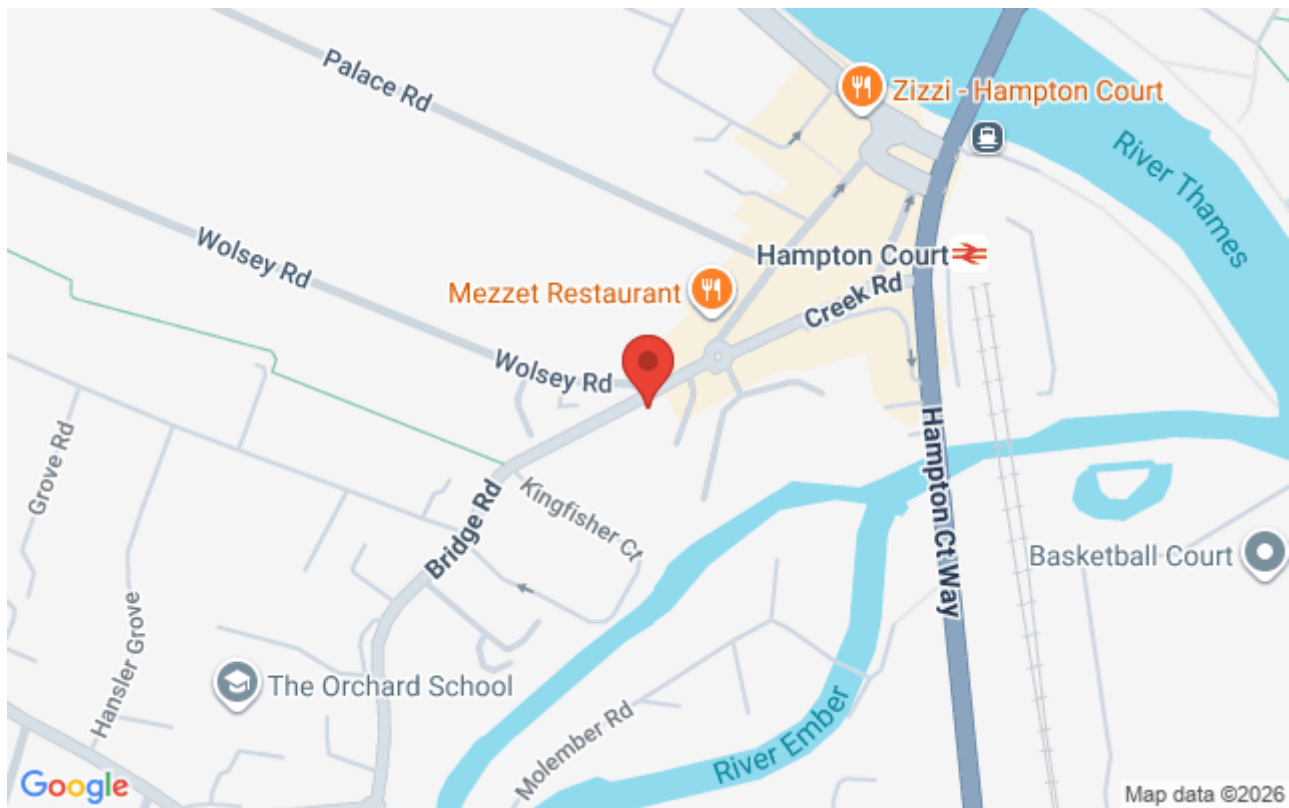
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£35 Per Square Foot
<b>Rent details:</b>	Inclusive of rates and utilities, excluding telecom's.
<b>Legal fees:</b>	Not specified
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ All-inclusive terms
- ✓ Available immediately
- ✓ Balcony
- ✓ Beautifully presented throughout
- ✓ Character property
- ✓ Close to station
- ✓ Early viewing recommended
- ✓ Fantastic location
- ✓ Flexible lease terms
- ✓ On-site parking

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



