



Rent £75,000 Per annum

Size 4,250 Square feet

Ref #2959

Address

Address: Mabel House, 1 Weston Green

Postcode: KT7 0JP

Town: Thames Ditton

Area: Surrey

Location

Desirable location between Hampton Court & Esher. Esher Station is a short walk and there is unrestricted parking along the green.

Description

Available to let on a new lease is this impressive open plan commercial unit which is currently being used as offices. The space is arranged mainly on the ground floor, which measures approximately 4000 sq ft and there is a small room/ office on the first floor measuring approximately 250 sq ft.

The property was extended and refurbished by our clients some 8 years ago and should suit a variety of different uses under the new 'E Use Class'.

Please note there is a substantial basement of circa 2,350 sq ft, which would currently not conform with building/fire regulations. Our clients are happy to discuss terms for the letting of this and any necessary consents/works.

Also available Freehold at £1,350,000.

The property falls within EPC Band E.

General Information

Tenure:	Leasehold
Rent:	£75,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £31,750, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed.

Features

- ✓ Close to station
- ✓ Fantastic location
- ✓ On street 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.





