



**Rent** £10,500 Per annum

**Size** 235 Square feet

**Ref** #3296

## Address

**Address:** Basement office, Bridge House, 11 Creek House

**Postcode:** KT8 9BE

**Town:** East Molesey

**Area:** Surrey

## Location

Situated opposite Hampton Court Station (Zone 6 – South Western Railway) with direct trains to London Waterloo. Close proximity to cafés, restaurants, and local shops and moments from the scenic River Thames and Hampton Court Palace.

## Description

A well-presented basement office suite available to let, ideally suited for a small business or professional team of 2 to 4 people.

Located directly opposite Hampton Court Train Station, this office benefits from excellent transport links into Central London and the surrounding areas, making it a convenient and accessible workspace.

There is access to a shared kitchenette and WC facilities and use of a charming shared garden – perfect for lunch breaks or informal outdoor meetings.

The premises fall under Use Class E, offering flexibility for a wide range of business activities including office, consulting, creative services, and more (subject to landlord consent where applicable).

Service Charge: £500 per annum + VAT (Includes gas and electricity. Tenants to arrange and pay for their own phone line and internet.)

The office is available immediately on flexible lease terms. Early viewings are highly recommended to appreciate the location and character of the space.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£10,500 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Lease details:</b>	New lease for a term to be agreed.

## Features

- ✓ Close to river
- ✓ Close to station
- ✓ Garden
- ✓ Parking close by
- ✓ Character property
- ✓ High footfall

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

