



**Rent:** £13,500 Per annum + VAT **Size:** 1,053 Square feet **Ref:** #3066 **Status:** Available

## Location

Opposite Hampton Court Train Station & close to the river and Bridge Road's cafes & restaurants.

## Description

Fantastic Character building with several offices to let.

First floor office: The office measures 264 sq ft and has plenty of natural light and high ceilings. The office also benefits from having direct access onto the communal garden. The rental asking price is £13,500 p.a. +VAT. Situated on the ground floor there are separate female and male toilets and a communal kitchen.

Lower ground floor offices - The entire lower ground is currently let to one occupier and can be let again as a whole or as individual offices.



Front office: 213 sq ft £3,000 p.a. +VAT - NOW LET

Rear right hand side office: 250 sq ft £7,000 p.a. +VAT - NOW LET

Rear left hand side office 288 sq ft £7,500 p.a. +VAT NOW LET

Separating the two rear offices there is a good size lobby area of 140 sq ft. There are double doors leading out to the garden.

The communal kitchen is located on the lower ground floor and measures approximately 170 sq ft. Both the male and female WC's are located on this floor as well.

Early viewings are recommended.

## Address

Address: Bridge House, 11 Creek Road Postcode: KT8 9BE Town: East Molesey/Hampton Court Area: Surrey

## General information

Tenure:	Leasehold
Rent:	£13,500 Per annum + VAT
Rent details:	Service charge - Starting at £25 per week (depending on size and number of people occupying rooms) contribution towards gas and electricity. All rents are plus VAT.
Legal fees:	Not specified
Rateable value:	Please enquire.
Lease details:	12 month licence with mutual three month notice to break at any time. All leases/licenses are subject to a 3% increase per annum.

## Features

- ✓ 24/7 access
- ✓ All-inclusive terms
- ✓ Character property
- ✓ Close to station
- ✓ Fantastic location

## 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 (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.