

COMMERCIAL PROPERTY

GROUND FLOOR OFFICE SUITE TO LET

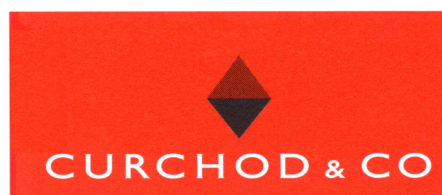
497 sq ft (46.14 sq m)




**18 QUEENS ROAD, HERSHAM, SURREY,
KT12 5LR**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Location:	Terms: (Subject to Contract)						
<p>The premises are located on Queens Road which is a short distance from Hersham town centre. Hersham British Rail station is approximately 1 mile distant which provides a direct line service to London (Waterloo) of approximately 35 minutes. Road communications are excellent, the town centre being approximately 4 miles distant from the A3 (junctions at Cobham and Esher), and in turn the national motorway network giving access to Gatwick and Heathrow international airports.</p>	<p>The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed.</p>						
Description:	Rent:						
<p>The available accommodation is situated on the ground floor and is arranged in a cellular layout to provide four separate offices. The suite benefits from double glazing, gas fired central heating, alarm system, suspended ceilings, kitchenette and WC facilities and off street car parking.</p>	<p>Rent £1,000 per month inclusive of rates and service charge, exclusive of power.</p>						
Rates:	Legal Costs / VAT:						
<p>Upon application.</p>	<p>Each party to pay their legal costs plus VAT.</p> <p>All prices are quoted exclusive of VAT which may be charged.</p>						
Floor areas:	Viewing & Further Information:						
<p>The property has been measured on the basis of net internal areas and the approximate areas are as follows:</p> <table border="1" data-bbox="135 1523 810 1839"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>497</td> <td>46.14</td> </tr> </tbody> </table>		sq ft	sq m	Total	497	46.14	<p>Strictly by prior appointment through sole agents Curchod & Co.</p> <div data-bbox="917 1310 1412 1630" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p>rnewsam@curchodandco.com dgawne@curchodandco.com ioswin@curchodandco.com</p>
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SUBJECT TO CONTRACT