

COMMERCIAL PROPERTY

# SELF-CONTAINED OFFICES ON 1<sup>ST</sup> & 2<sup>ND</sup> FLOORS

## TO LET

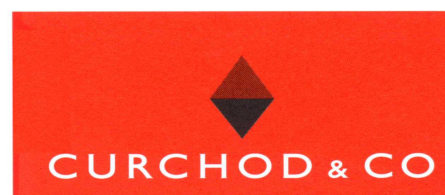
840 SQ FT (78.04 M<sup>2</sup>)



## 3A HIGH STREET, ESHER, SURREY

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

<b>Location:</b>	<b>Terms: (subject to contract)</b>												
<p>The premises are located above Costa Coffee immediately adjacent to the Elmbridge Borough Council offices in a prominent and convenient position fronting Esher High Street with the main town centre car park immediately behind. Esher is strategically situated within a few minutes drive of the M25 (Junction 10), providing access to Heathrow and Gatwick international airports and access via the A3 into central London. Esher also has the benefit of the mainline railway station which provides a regular rail service into London (Waterloo). The Town Centre provides excellent shopping facilities and leisure facilities including Sandown Race Course which itself is almost directly opposite.</p>	<p>The property is available by way of a new full repairing and insuring lease for a term to be agreed.</p>												
	<b>Rent:</b>												
	<p>Upon application.</p>												
	<b>Rates:</b>												
	<p>Rateable Value £9,300 UBR: 45.8p in the £ (2008-2009)</p>												
<b>Description:</b>	<b>Legal Costs / VAT:</b>												
<p>The property is self-contained with the benefit of its own separate access to the rear of the property at first floor level. The offices are arranged over the first and second floor with three rooms on the first floor and two on the second floor. The suite also benefits from kitchen and WC facilities as well as a gas fired central heating system.</p>	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>												
<b>Accommodation available:</b>	<b>Viewing &amp; Further Information:</b>												
<p>The property has been measured on the basis of net internal areas and the approximate dimensions are as follows:-</p> <table border="1" data-bbox="87 1518 735 1816"> <thead> <tr> <th></th> <th>sq ft</th> <th>m<sup>2</sup></th> </tr> </thead> <tbody> <tr> <td>1<sup>st</sup> Floor</td> <td>494</td> <td>45.90</td> </tr> <tr> <td>2<sup>nd</sup> Floor</td> <td>346</td> <td>32.14</td> </tr> <tr> <td><b>Total</b></td> <td><b>840</b></td> <td><b>78.04</b></td> </tr> </tbody> </table>		sq ft	m <sup>2</sup>	1 <sup>st</sup> Floor	494	45.90	2 <sup>nd</sup> Floor	346	32.14	<b>Total</b>	<b>840</b>	<b>78.04</b>	<p>Strictly by appointment through sole agent.</p> <div data-bbox="908 1431 1326 1702" style="text-align: center;">  <p>CURCHOD &amp; CO</p> <p><b>01932 823614</b></p> </div> <p style="text-align: center;">dgawne@curchodandco.com</p>
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