

COMMERCIAL PROPERTY

MODERN OFFICES

TO LET/FOR SALE

109 sq ft (10.11 sq m) to 1,475 sq ft (136.99 sq m)

July 2011



PORTMAN HOUSE, COLBY ROAD, WALTON ON THAMES, SURREY, KT12 2RN

Telephone: 01932 823614 Fax: 01932 854 370



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)															
The property is situated on Colby Road which is accessed off Winchester Road. Walton on Thames has good access to the A3, M25 and is accessible to Heathrow Airport. The town also benefits from a direct train line to London Waterloo. Portman House is located towards the end of Winchester Road, close to its intersection with the High Street. The building is close to the new Heart retail and restaurant centre in Walton on Thames town centre.	The premises are available on flexible terms to be agreed.															
The Premises:	Rent/Price:															
The premises comprise of a single office at ground floor level, open plan space at first floor level as well as three divided areas and kitchenette at second floor level. The premises benefits from the following amenities: suspended ceilings with integral lighting, intercom entry system, perimeter central heating, air conditioning on the first and second floor, double glazed windows, male and female WC's and on site car parking. The suites are available fully furnished if required.	£20 per sq ft per annum inclusive of rent rates and service charge.															
Accommodation:	£490,000 freehold.															
<p>The property has been measured on the basis of net internal areas and the approximate floor areas are as follows:-</p> <table border="1" data-bbox="97 1433 778 1841"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Ground Floor:</td> <td>109</td> <td>10.11</td> </tr> <tr> <td>First Floor:</td> <td>482</td> <td>44.74</td> </tr> <tr> <td>Second Floor:</td> <td>884</td> <td>82.14</td> </tr> <tr> <td>Total:</td> <td>1,475</td> <td>136.99</td> </tr> </tbody> </table>		sq ft	sq m	Ground Floor:	109	10.11	First Floor:	482	44.74	Second Floor:	884	82.14	Total:	1,475	136.99	Rates:
	sq ft	sq m														
Ground Floor:	109	10.11														
First Floor:	482	44.74														
Second Floor:	884	82.14														
Total:	1,475	136.99														
	The business rates are included within the quoted rent and are currently running at £5.15 per sq ft per annum.															
	Legal Costs / VAT:															
	Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged.															
	Viewing & Further Information:															
	<p>Strictly by prior appointment through sole agents:</p> <div data-bbox="925 1388 1364 1668" style="text-align: center;">  <p>CURCHOD & CO 01932 823614 www.curchodandco.com</p> </div> <p>David Gawne Richard Newsam rnewsam@curchodandco.com dgawne@curchodandco.com</p>															

SUBJECT TO CONTRACT