



**Rent** £88,000 Per annum

**Size** 2,950 Square feet

**Ref** #3162

## Address

**Address:** 81 Bridge Road

**Postcode:** KT8 9HH

**Town:** East Molesey

**Area:** Surrey

## Location

Close to the coffee shops, restaurants, bars and amenities of Bridge Road and just moments from Hampton Court Station, Hampton Court Palace and walking distance to Bushy Park.

## Description

Beautifully presented first floor office suite to let on a furnished or unfurnished basis.

The open plan office measures a total of approximately 1785 sq ft. Additionally there is a bright and spacious fitted kitchen/ break out room measuring approximately 1100 sq ft.

Optional meeting room hire is located on the ground floor off the reception area, as well as male and female WC's and access to the car park. Shared male and female WC and shower facilities are also located on the first and second floors.

The suite also benefits from lift access, air conditioning, LED lighting, plenty of natural light and allocated parking for up to ten vehicles.

EPC Rating C.

Early viewings recommended.

## General Information

|                       |                                  |
|-----------------------|----------------------------------|
| <b>Tenure:</b>        | Leasehold                        |
| <b>Rent:</b>          | £88,000 Per annum                |
| <b>Rent details:</b>  | Inclusive of rates and utilities |
| <b>Legal fees:</b>    | Not specified                    |
| <b>Lease details:</b> | New sub-lease available          |

## Features

- ✓ Allocated parking
- ✓ Beautifully presented throughout
- ✓ Close to river
- ✓ Close to station
- ✓ LED lighting
- ✓ Lift service
- ✓ Shower facility
- ✓ Early viewing recommended
- ✓ Kitchen facility
- ✓ Open plan

## 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.



