TO LET/MAY SELL
2,722 SQ FT (252.9 SQ M) APROX

REFURBISHED OFFICE BUILDING
IN AN ATTRACTIVE VILLAGE SETTING WITH ON SITE PARKING

ALBEMARLE HOUSE, 79 HIGH STREET, THAMES DITTON SURREY KT7 0SF
LOCATION

The property is situated in a delightful setting within Thames Ditton close to the River Thames. It is within easy reach of the M25 (junction 10), M3 (junction 1) and both Heathrow and Gatwick airports.

Thames Ditton railway station is only 10 minutes walk away providing a regular rail service to London Waterloo (approx. 30 minutes). There is an excellent range of local shops, riverside pubs and restaurants, together with good bus services to local centres including Kingston, Hampton Court and Staines.

For a map of this location please visit www.bing.com/maps and insert KT7 0SF
DESCRIPTION
The property comprises an attractive modern three storey building which is laid out as open plan offices with a tea point on the first floor. The building has its own dedicated car park to the rear which is approached via Harvest Lane and provides parking for 8 cars.

The building has undergone a full refurbishment including installation of VRF cooling cassettes throughout the building.

AMENITIES
- Fully refurbished
- VRF cooling cassettes
- Double glazed windows
- Full gas fired central heating
- Carpeted throughout
- Suspended ceiling tiles
- Recessed LG7 lighting
- Male and female toilets
- Three compartment perimeter trunking
- Alarm system
- 8 car parking spaces

ACCOMMODATION
The building comprises the following approximate floor areas:

<table>
<thead>
<tr>
<th>Floor</th>
<th>SQ FT</th>
<th>SQ M</th>
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</thead>
<tbody>
<tr>
<td>Second floor</td>
<td>409</td>
<td>38.0</td>
</tr>
<tr>
<td>First floor</td>
<td>924</td>
<td>85.9</td>
</tr>
<tr>
<td>Ground floor</td>
<td>1,389</td>
<td>129.0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,722</td>
<td>252.9</td>
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TENURE
The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT
£79,500 per annum exclusive.

Alternatively, our client may consider selling the freehold interest with full vacant possession. Further details upon application.

RATES
Rateable Value
£50,000
Rates Payable (17/18)
£23,950

We would recommend you verify these figures with Elmbridge Borough Council.

VAT
We are informed that the premises are elected for VAT.

EPC
Rating: C (56)

VIEWING:
Strictly by appointment through joint sole agents:

ANDY ARMIGER
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May 2017