Stunning Open Plan Air-Conditioned Offices with River views

Ferry Works Summer Road Thames Ditton Surrey KT7 0QJ

6,065 sq ft (564sq m) NIA approx.

HISTORY + LOCATION

A former 19th Century steam engine factory operated by Willans and Robinson that in 1911 became the home to the iconic British car manufacturer, AC Cars. It is now occupied as HQ offices for an array of international companies, such as, Havas Life Medicom, Imagine Communications, NCMT Ltd, PRP Architects.

Ferry Works is prominently located on Summer Road with a frontage to the River Thames. Thames Ditton Railway Station, (SW Railway) is within 3 mins and provides a journey time to London Waterloo of approx 33 mins. Various bus routes, 458, 513,514, 515 service the area and provide access to Kingston, Surbiton, Weybridge and other parts of Surrey. Access to the road network is also good with the A3, M3 and M25 all within easy reach as is Heathrow International Airport.

ACCOMMODATION

Comprises a self-contained Ground Floor unit that was substantially refurbished in 2014 to provide “funky” open plan offices, reception, meeting rooms, individual offices, breakout space, fitted kitchen, male and female and disabled WCs, shower and storage. The space is DDA compliant, with raised access flooring (part), carpets, air conditioning with exposed ductwork,
suspended linear lighting, double glazed windows (part), exposed structural steel work and storage wall system.

**FLOOR AREAS**

<table>
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<tr>
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<th>Offices</th>
<th>5,830 sq ft</th>
<th>(542.19 sq m)</th>
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<tbody>
<tr>
<td>Kitchen</td>
<td>131</td>
<td>(12.18)</td>
<td></td>
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<tr>
<td>Storage</td>
<td>105</td>
<td>(9.76)</td>
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<tr>
<td><strong>TOTAL</strong> Ground</td>
<td>6,065 sq ft</td>
<td>(574 m2)</td>
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Ceiling height: 10.40 ft. (3.16 m)

**AMENITIES:**

9 Car Spaces - Bright Open Plan Office Layout - Exposed Ductwork Air Conditioning - Suspended Linear Lighting - Raised Access Floors - Breakout Space - Spacious Reception Area - Carpets (Part) - Double Glazed Windows (Part) - Views over River Thames – WCS - DDA Compliant:

**TERMS:**

Lease for a term expiring on 26th August 2024 without further review. The current rent is £176,320 per annum exclusive of Business Rates, operating costs and estate management charges. Vat will apply.

Offers invited with fixtures and fittings by arrangement. Sub lease of the whole may be considered.

**ESTATE MANAGEMENT CHARGE:**

For the period 04/2018 to 03/2019 this amounted to £10,117 plus Vat.

**EPC**

The EPC Rating is C 67

**LEGAL COSTS**

Each party is to pay own legal costs in this matter.

**RATEABLE VALUE**

The Valuation Office record the Rateable Value as £107,000. An occupier should make their own enquiries of Elmbridge Borough Council as to the Rates payable.

**MECHANICAL AND ELECTRICAL**

We have not tested any of mechanical or electrical services installed and cannot therefore warrant the condition of this equipment. An occupier should satisfy themselves through their own enquiries.

**VIEWING**

By appointment with R C Consulting contact John Mager M 07973843444

RC Consulting - Commercial Property Consultants – 53a High Street Esher Surrey, KT10 9RQ

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