PART LOWER GROUND FLOOR, CIVIC CENTRE, HIGH STREET, Esher, Surrey KT10 9SD

UNIQUE SELF CONTAINED OFFICE SUITE
1,831 SQ FT (170. SQ M) APPROX

TO LET
LOCATION
This office suite is located to the rear of the Civic Centre, overlooking tennis courts and attractive landscaped grounds. The property can be approached by car via the Civic Centre and can be found immediately adjacent to Esher Bowls Club. Alternatively, there is a footpath directly from the main town centre car park. The Civic Centre is located in the heart of the town centre, just off the High Street and is within 12 minutes walk of Esher mainline station, which offers a fast and frequent service to London Waterloo (approx journey time 28 minutes). The A3 Kingston by-pass is within 2 miles offering a direct route to central London and junction 10 of the M25. Esher town centre offers an excellent range of retail, banking, restaurant and leisure facilities.

DESCRIPTION
The premises comprise a self-contained lower ground floor office suite forming a wing of this modern campus style office block constructed some 24 years ago. (circa 1992) The office is completely open plan and benefits from good natural light. The suite is due to be redecorated and will have new carpets installed. It also has access to toilets and shower facilities as well as an on site eatery. The building is adjacent to green space including an attractive pond which occupiers can have access to. During working hours the suite can be approached through the Civic Centre main entrance. Alternatively, the suite does have its own dedicated entrance from the rear of the complex, which can be used twenty four hours a day.

AMENITIES
- Gas fired central heating
- Double glazing throughout
- Fresh Air System
- Full access raised floor
- Suspended ceilings
- LG7 Lights
- Male and female toilets
- Tea point
- 4 Car parking spaces
- On site eatery
- Postal Collection

TERMS
The suite is available on a new effective full repairing and insuring lease for a term to be agreed.

RENT
£54,950 per annum exclusive

RATES
Included within the service charge.

EPC
Rating (C) 74

ACCOMMODATION

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower Ground</td>
<td>1,831</td>
<td>170.</td>
</tr>
</tbody>
</table>

For further information or to arrange an inspection please contact joint sole agents:

ANDREW ARMIGER
020 8481 4741
andy@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL LTD
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991
Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.