UNIQUE SELF CONTAINED OFFICE SUITE
1,380 SQ FT (128.2 SQ M) APPROX

- Double glazing throughout
- On site parking
- Excellent natural light
- Unique setting
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 car park and can be found immediately adjacent to Esher bowls Club. Alternatively, there is a foot path 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.

For a map of this location please visit www.bing.com/map and insert KT10 9SD

DESCRIPTION
The premises comprise a self-contained ground floor office suite forming a wing of this modern campus style office block constructed some 10 years ago. The office is completely open plan and benefits from excellent natural light with full height glazing to three sides. The suite is due to be redecorated and will have new carpets installed. It will also have its own male and female toilets and a tea point.

AMENITIES
♦ Gas fired central heating
♦ Double glazing throughout
♦ Fully carpeted
♦ Suspended ceilings
♦ Recessed fluorescent lighting
♦ Male and female toilets
♦ Tea point
♦ Excellent natural light
♦ Unique setting
♦ 2 on site parking spaces

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

RENT
£34,500 per annum exclusive

RATES
To be separately assessed.

ACCOMMODATION

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1,380</td>
<td>128.2</td>
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</tbody>
</table>

EPC

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

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MISREPRESENTATION ACT 1967 and PROPERTY
MISDESCRIPTIONS ACT 1991

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