

**GROUND FLOOR, UNIT 1 RIVER MOLE BUSINESS
PARK, MILL ROAD, ESHER KT10 8BJ**



ECONOMICAL OFFICES

WITH GOOD CAR PARKING

2,040 SQ FT (189.5 SQ M) APPROX

TO LET



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CATTANEO COMMERCIAL LTD 19-23 High Street, Kingston upon Thames, Surrey KT1 1LL

LOCATION

River Mole Business Park is located behind Sandown Racecourse within three quarters of a mile of Esher town centre and immediately adjacent to Sandown Industrial Estate. The main A3 bypass (Oxshott junction) is within 2 miles offering direct access to central London to the north and Junction 10 of the M25 to the south. Esher mainline station is some half a mile away offering a regular service to central London (Waterloo).

Mill Road can be approached via Lower Green Road or More Lane. The Business Park can be found at the end of Mill Mead Lane.

For a map of this location please visit
www.multimap.com
and insert KT10 8BJ

DESCRIPTION

The premise comprise the ground floor of a self contained modern two storey office building situated immediately adjacent to the entrance gates of the Business Park.

The floor is partitioned to provide a variety of different sized offices with male and female toilets, a kitchen, storage room and good on site parking

AMENITIES

- ◆ Double glazing
- ◆ Perimeter trunking
- ◆ Suspended ceilings
- ◆ Fluorescent lighting
- ◆ Gas fired central heating
- ◆ Kitchen station
- ◆ Male and female toilets
- ◆ On site parking
- ◆ Further visitor parking

TERMS

The premises are offered on a new full repairing and insuring lease for a term to be agreed.

RENT

£19,380 per annum exclusive (only £9.50 per sq ft)

BUSINESS RATES

Rateable Value (15/16): £ 18,250

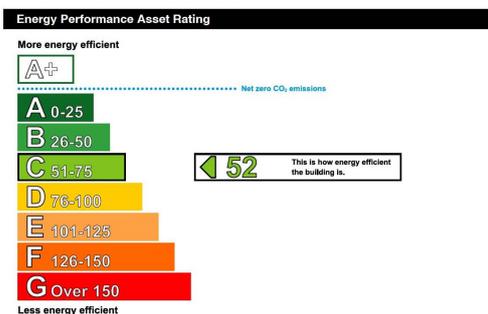
Rates Payable: £ 8,997.25

We recommend that interested parties check these figures with Elmbridge council.

VAT

TBC

EPC



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

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