

# TO LET

SUBSTANTIAL GRADE II LISTED OFFICES WITH PARKING

SESSIONS HOUSE, 17 EWELL ROAD, SURBITON, SURREY KT6 6AG

Net Internal Area 481.23 sq. m (5,180 sq. ft) Approx.

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



## LOCATION

The property is situated on the east side of Ewell Road at the junction with Berrylands Road. Surbiton town centre is within striking distance offering a variety of shops, restaurants, public houses and convenience stores. Surbiton Railway Station is situated approximately half a mile to the south west of the property providing regular services to London Waterloo and National Rail.

## DESCRIPTION

Sessions House is a substantial Grade 2 listed detached property, offering flexible accommodation. The building is set over basement, ground first and second floors which are divided into a variety of cellular offices. Access to the first floor is via a grand sweeping staircase from an attractive double height entrance hall. Other internal features including a double height, wood panelled council chamber, a throwback to the days when the building was used as a Court House. There is also a selection of kitchen and toilet facilities located around the building. Parking is available to the rear of the property

## ACCOMMODATION

The building is currently being used as offices, but that the landlord is willing to consider alternative commercial and nondomestic uses, subject to planning approval.

The following net internal measurements (NIA) are approximate.

	SQ M	SQ FT
Basement	42.74	460
Ground Floor	168.83	1,817.28
First Floor	233.35	2,511.78
Second Floor	36.31	390.84
<b>Total</b>	<b>481.23</b>	<b>5,180</b>

## TENURE

Available on a new lease for a term to be agreed. Letting of the whole or parts would be considered.

**RENT** £20.00 per sq. ft.

## SERVICE CHARGE

A service charge will be administered to include business rates and all other outgoings.

## ENERGY PERFORMANCE RATING

Energy Rating: D (82). A copy of the certificate is available upon request.

## VAT

We have been advised that the property is not elected for VAT.

## VIEWING

Strictly by appointment through Sole Agents.

**Scott Helyer**

020 8977 2204

[antony@snellers.com](mailto:antony@snellers.com)

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.