

# SUBSTANTIAL GRADE II LISTED OFFICES WITH PARKING TO LET

**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



These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

## 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 non-domestic uses, subject to planning approval.

The following net internal measurements (NIA) are approximate.

Basement: 42.74sq. m (460 sq. ft)  
Ground Floor: 168.83 sq. m (1,817. 28 sq. ft)  
First Floor: 233.35 sq. m (2,511.78 sq. ft)  
Second Floor: 36.31 sq. m (390.84. sq. ft)

**Total: 481.23 sq. m (5,180 sq. ft)**

## 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.

## BUSINESS RATES

2023 Rateable Value: £72,000

We recommend contacting the Royal Borough of Kingston Upon Thames to confirm.

## 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.

Antony Rapley  
SNELLER COMMERCIAL  
020 8977 2204  
[antony@snellers.com](mailto:antony@snellers.com)

