

TO LET

TWO OFFICE UNITS IN COURTYARD
DEVELOPMENT WITH PARKING

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

UNITS 3 & 4, WALTON LODGE, BRIDGE STREET, KT12 1BT



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **UNIT 3: 163 SQ.M (1755 SQ.FT) APPROX**
- **UNIT 4: 166 SQ. M (1788 SQ. FT) APPROX.**
- **BASEMENT CAR PARKING**
- **LANDSCAPED COMMUNAL GARDENS**
- **WELL POSITIONED FOR TOWN CENTRE
AMENITIES INCLUDING 'THE HEART' SHOPPING
CENTRE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and 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 and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

WALTON LODGE, BRIDGE STREET, KT12 1BT

LOCATION

Walton Lodge is situated in a prominent position at the junction of Bridge Street, Oatlands Drive and Walton Bridge Road. The location is well positioned for the amenities of the town centre of Walton upon Thames, which has recently been redeveloped with "The Heart", shopping centre, and a variety of local restaurants, cafes and coffee shops.

Walton railway station is approximately 1 mile away providing regular train services into London Waterloo. The motorway network is easily accessible with Junction 1 of the M3 motorway at Sunbury approximately 4 miles away. Heathrow Airport is approximately 7 miles to the north.

DESCRIPTION

Walton Lodge is an attractive courtyard office development constructed in the early 1990's and comprises six two storey self contained office buildings in a landscaped setting with secure surface and basement car parking.

The two available units are undergoing refurbishment to industry standard and specification with further details upon request.

TENURE

Available on a new lease for a term by arrangement.

RENT

Unit 3: £35,100 per annum
Unit 4: £35,760 per annum

BUSINESS RATES

2023 Rateable Values:

Unit 3: £35,750
Unit 4: £41,500

For confirmation of rates payable, please contact the business rates department of Elmbridge Council

ENERGY PERFORMANCE RATING

Energy Rating:

Unit 3: C68
Unit 4: E106

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion and Scott Helyer
Sneller Commercial
020 8977 2204
sharon@snellers.com
scott@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.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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