

FREEHOLD OFFICES
FOR SALE

117.9 Q. M (1270 SQ. FT) APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

UNIT 5, THE NEW BARN, MANOR FARM ESTATE, THAMES DITTON KT7 0BH



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND AND MEZZANINE LEVEL**
- **OPEN PLAN OFFICE AND SHOWROOM**
- **4 PARKING SPACES**
- **HINCHLEY WOOD STATION WITHIN 950M**

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.

THE NEW BARN, MANOR ROAD NORTH, THAMES DITTON KT7 0BH

LOCATION

The property is situated on the southern side of Manor Road North, Thames Ditton which is approximately 2½ miles south west of Kingston upon Thames and 13 miles south west of central London.

Hinchley Wood railway station is approximately ½ a mile away which provides a regular service to London Waterloo. Bus routes to Esher and Kingston serve Manor Road North.

DESCRIPTION

The property comprises a detached building constructed approximately 8 years ago of timber frame construction, clad externally with timber weather boarding and internal oak timber walls.

The property is set over ground and mezzanine levels, with open plan office space, showroom area, kitchenette and two WC's.

The property benefits from full height glazing to the front, heating via a hot air system, gas fired boiler, carpet tiles and intruder alarm.

To the rear is a gravel parking and turning area which provides parking for 4 cars.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

Ground Floor	76.9 sq. m	827 sq. ft
Mezzanine	24.0 sq. m	258 sq. ft
Area under 1.5m	17.1 sq. m	184 sq. ft
TOTAL	118.0 SQ. M	1270 SQ. FT

TENURE

Freehold

PLANNING

The property currently has B1 (Office) use.

The property cannot be used for residential due to restrictive covenants.

PRICE

Offers in Excess of £400,000

BUSINESS RATES

2017 Draft Rateable Value: £16,750

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

ENERGY PERFORMANCE RATING

Energy Rating: D98

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com

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

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