

# TO LET

187.4 SQ. M (2,017 SQ. FT) APPROX.

**TYPHOON BUSINESS CENTRE, OAKCROFT ROAD, CHESSINGTON KT9 1RH**

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

- **GROUND FLOOR OFFICE SUITE**
- **7 PARKING SPACES**
- **MANNED RECEPTION**
- **SHARED WC'S AND SHOWERS**

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.

# TYPHOON BUSINESS CENTRE, KT9 1RH

## LOCATION

The property is located in a convenient location just off the A3 at Tolworth. Tolworth railway station is approximately 1.5 miles and access to the M25 is approximately 10 miles.

## DESCRIPTION

The property comprises a ground floor office suite within Typhoon Business Centre, a two storey modern office block with manned reception.

The subject suite is currently partitioned to provide an open plan office as well as 3 partitioned offices and large meeting room. There is also a fitted kitchen/staff room.

The office benefits from double glazing, air conditioning, gas central heating, carpeting and perimeter trunking.

There is shared use of male and female WC's on the first floor and shower facilities on the ground floor.

The office also benefits from 7 allocated parking spaces.

Permitted access to the property is 7am to 7pm Monday to Friday.

## ACCOMMODATION

The office has a net internal floor area of:-  
187.4 sq. m (2017 sq. ft).

## TENURE

Further details upon request.

## RENT

£23,699.75 per annum exclusive.

## BUSINESS RATES

The current business rates are £3 psf.

Total payable £6,051 per annum.

## SERVICE CHARGE

The current service charge is £4.25 psf.

Total payable £8,572.25 per annum.

Service charge includes repair and maintenance of the property and common parts, utilities, cleaning, refuse collection and mail collection/delivery.

## ENERGY PERFORMANCE RATING

Energy Rating: D86

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com

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

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