

Office

TO LET



CURCHOD&CO



Unit 2 River Mole Business Park

Mill Road, Esher, KT10 8BJ

First floor offices

1,636 sq ft

(151.99 sq m)

- Comfort cooled
- Kitchenette
- On site parking

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	1,636 sq ft
Rent	£24,750 per annum
Rates Payable	£8,108.75 per annum
Rateable Value	£16,250
Service Charge	£6.35 per sq ft
EPC Rating	D (91)

Description

Unit 2 River Mole Business Park provides office accommodation at first floor level together with storage on the ground floor.

The offices comprise of a mix of open plan and cellular offices and benefit from comfort cooling, separate male and female wc's and kitchenette.

Location

River Mole Business Park is located off More Lane, Esher town centre is approximately 1 mile away and provides a good level of amenities. The A3 is approximately 3 miles distant and the M25 (Junction 10) is approximately 7 miles distant.

Esher mainline railway station is close by and provides a fast and regular direct service to London Waterloo with an average journey time of approximately 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	419	38.93
1st - Office	1,217	113.06
Total	1,636	151.99

Terms

The offices are available by way of a new lease for a term to be agreed.

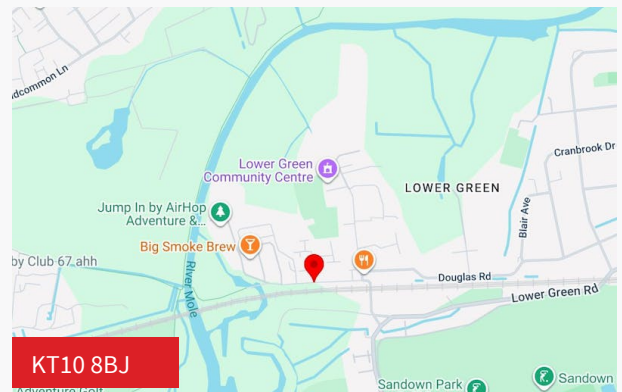
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 10/11/2025