

# ATTRACTIVE OFFICE SUITE WITH PARKING

IN TRANQUIL SETTING OVERLOOKING THE WEY NAVIGATION CANAL

# TO LET

600 SQ FT  
(55.8 SQ M) APROX



CANAL HOUSE, 58 HAMM MOOR LANE, ADDLESTONE,  
WEYBRIDGE, SURREY KT15 2SF

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**LOCATION**

The property is situated at the end of Hamm Moor Lane in a peaceful setting adjacent to the Wey Navigation Canal. The building is convenient for both the town centres of Addlestone and Weybridge with a nearby footpath providing a short cut to Addlestone mainline station which is within a 12 minute walk, offering a regular service to London Waterloo and also Staines and Heathrow.

Junction 11 of the M25 is within 1½ miles of the property offering access to the national motorway network.

There are two cafes and a riverside pub as well as a Locker 27 gym, all within 5 minutes walk of the building.



**DESCRIPTION**

Canal House comprises an attractive two storey mid terrace office building constructed in circa 2005 and set in a gated courtyard along with 4 other buildings. The available suite comprises a self-contained office occupying the majority of the ground floor. The suite is mainly open plan with a glazed partitioned meeting room and a fitted kitchen. There is shared access to WCs on the ground and first floors, both fitted out to a high standard.

Externally, there is dedicated parking for 3 cars in the rear car park, as well as shared access to a cycle store.

**ACCOMMODATION**

The premises comprise the following net internal floor areas:

FLOOR	SQ FT	SQ M
Ground floor offices	565	52.5
Ground floor kitchen	35	3.3
<b>TOTAL</b>	<b>600</b>	<b>55.8</b>



**AMENITIES**

- ◆ Ceiling mounted air conditioning/heating
- ◆ Fully carpeted
- ◆ Suspended mineral fibre ceilings
- ◆ Vertical window blinds
- ◆ Recessed LED lighting
- ◆ Fitted kitchen
- ◆ Double glazed windows throughout
- ◆ Shared toilets
- ◆ Perimeter trunking
- ◆ On site parking for 3 cars



**TENURE**

The suite is available to let on a new full repairing and insuring lease for a term to be agreed.

**RENT**

£16,500 per annum exclusive.

**SERVICE CHARGE**

A service charge is payable to cover the upkeep of the building common parts, water rates, maintenance of the heating cooling system and estate charges. The service charge will increase on each anniversary of the term in line with inflation as measured by the Office of National Statistics Retail Price Index. The tenant will be responsible for the upkeep of the interior of the Suite and the electricity consumed within it will be separately metered. Further details upon application.

**VAT**

We are advised the building is not elected for VAT.

**BUSINESS RATES**

Canal House currently has separate assessments and the ground floor is as follows:

	Rateable Value*	Rates Payable
Ground Floor	£14,750	£7,360.25
3 parking spaces	£1,500	£748.50
<b>Total</b>	<b>£16,250</b>	<b>£8,108.75</b>

\*We would strongly recommend you verify these figures with Runnymede Council in due course.

**EPC**

C (63)

VIEWING: Strictly by appointment through sole agents:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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