

FIRST & SECOND FLOOR CHARACTER OFFICES

FOR SALE

1,795 SQ FT
(166.8 SQ M) APPROX

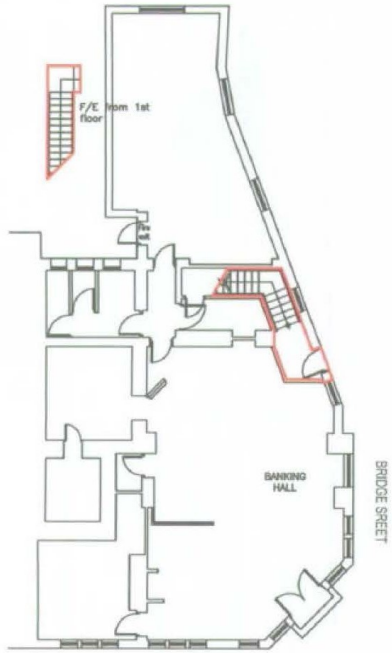


1 WOLSEY ROAD, HAMPTON COURT, EAST MOLESEY, SURREY KT8 9EL

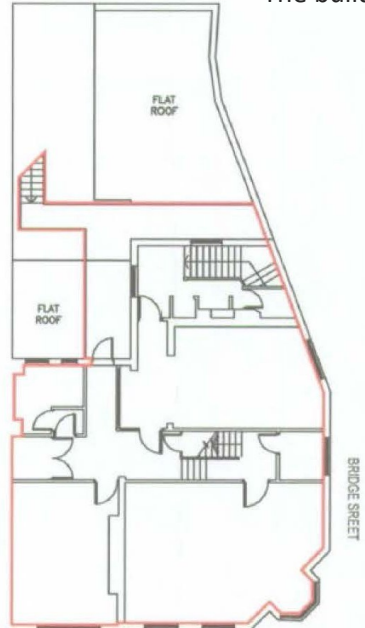
CATTANEO
COMMERCIAL
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ACCOMMODATION

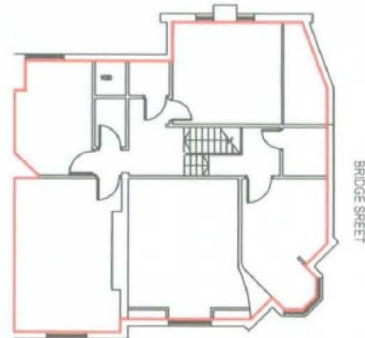
The building has the following approximate floor areas:



WOLSEY ROAD
GROUND FLOOR PLAN
1:200



WOLSEY ROAD
FIRST FLOOR PLAN
1:200



WOLSEY ROAD
SECOND FLOOR PLAN
1:200

Floor	Sq Ft	Sq M
Second Floor Office	735	68.3
Second Floor Storage	20	1.9
Second Floor Kitchen	120	11.1
First Floor Office	895	83.2
First Floor Storage	25	2.3
Total	1,795	166.8



LOCATION

The property is located in a prominent corner position at the junction of Wolsey Road with Bridge Road (B3379) and is adjacent to the main retail parade of boutique shops and some great cafes and restaurants within the Hampton Court area of East Molesey. The surrounding roads comprise up market residential period houses.

Hampton Court railway station is within a few minutes walk of the property which provides a direct link to London Waterloo (approx journey time 40 minutes). The A3 & Junction 1 of the M3 are both within a 2.5 mile drive of the building. On street parking is available in the surrounding residential roads.

DESCRIPTION

The premises comprise self-contained offices laid out over first & second floors of this striking Edwardian semidetached building with a dedicated ground floor entrance from the side of the property and a further separate fire exit staircase from the first floor. The office floors are partitioned to provide a total of 7 varying sized executive offices and meeting rooms with a kitchen, 2 store rooms, male & female toilets and a shower room.

AMENITIES

- Gas fired central heating
- Fluorescent lighting
- Carpeting for offices
- Double glazed windows to some offices
- Kitchen
- Entry phone
- Male & Female WC's
- Shower room
- Store rooms
- 1st floor fire escape



TENURE

The premises are available by way of a sale of our clients' long leasehold interest for a term of 125 years from October 2005 so has approximately 104 years remaining, at a peppercorn ground rent.

PRICE

£525,000

RATES

Rateable Value £34,750
 Rates Payable £15,012 (2026/27)*

*We recommend you verify these figures with Elmbridge Borough Council.

VAT

We are advised the building is not elected for VAT.

EPC

D (98)



For further information or to arrange an inspection please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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