

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

CATTANEO
COMMERCIAL
020 8546 2166
www.cattaneo-commercial.co.uk

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
TOTAL	600	55.8

**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
Total	£16,250	£8,108.75

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

EPC

C (63)



VIEWING: Strictly by appointment through sole agents:

ANDY ARMIGER
020 8481 4741
Email: andy@cattaneo-commercial.co.uk

TIM WILKINSON
020 8481 4745
Email: tim@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL LTD
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.