

Office, Trade Counter

TO LET



CURCHOD&CO



Williamson House

Claremont Lane, Esher, KT10 9DA

Prominent office/showroom space in central Esher

312 sq ft

(28.99 sq m)

- A1/A2 USE
- Glazed frontage onto Claremont Lane
- Suitable for showroom or office occupier
- Prominent position
- Licences available from 8 weeks onwards
- Inclusive rent of £1,550 per calendar month (excluding business rates)

curchodandco.com | 01932 823610

Chartered surveyors, land property & construction consultants

Summary

Available Size	312 sq ft
Rent	£1,550 per month exclusive of Business Rates
EPC Rating	B (49)

Location

The building is situated in a prominent town centre location close to the junction with Esher High Street. Waitrose is close by as are numerous popular restaurants/bars.

Description

The accommodation is situated on the ground floor of a modern two storey building with glazed frontage onto Claremont Lane (A244). The suite benefits from underfloor heating, down lighters, communal WCs and kitchenette facilities.

Licence Terms

The accommodation is available on an 8 week rolling licence with 1 month rent deposit and 1 month tenant prior break notice.

The rent is inclusive of utilities, cleaning, window cleaning, refuse collection and tea/coffee facilities. The rent is exclusive of IT, telecoms and business rates.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Gary Whitaker

01932 823610 | 07760212122

gwhitaker@curchodandco.com

[More properties @ curchodandco.com](#)

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. Generated on 17/07/2020