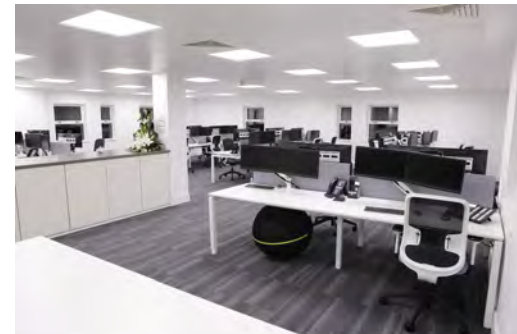
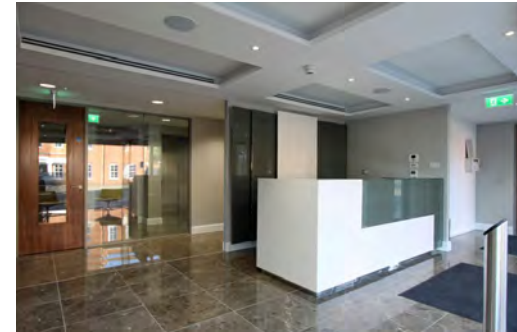


TO LET

PRESTIGIOUS AIR CONDITIONED TOWN CENTRE OFFICE SUITES

593 to 2,723 sq ft (55.1 to 353 sq m) approx



WARWICK HOUSE, 1 CLAREMONT LANE, ESHER, SURREY KT10 9DA



WARWICK HOUSE, 1 CLAREMONT LANE, ESHER, SURREY KT10 9DA

LOCATION

Warwick House is prominently located on the A244 within 50 metres of Esher town centre with its excellent range of retail, restaurant and leisure facilities. Esher is a popular commuter and racecourse town with excellent road and rail communications to Central London.

The A3 Kingston by-pass is within 2 miles of the building offering direct access to J10 of the M25 motorway and ultimately both Heathrow and Gatwick international airports. The mainline station is a 20 minute walk away and provides a fast and frequent service to London Waterloo (approx. 28 minutes' journey time).

For a map of this location visit www.multimap.com
and enter KT10 9DA



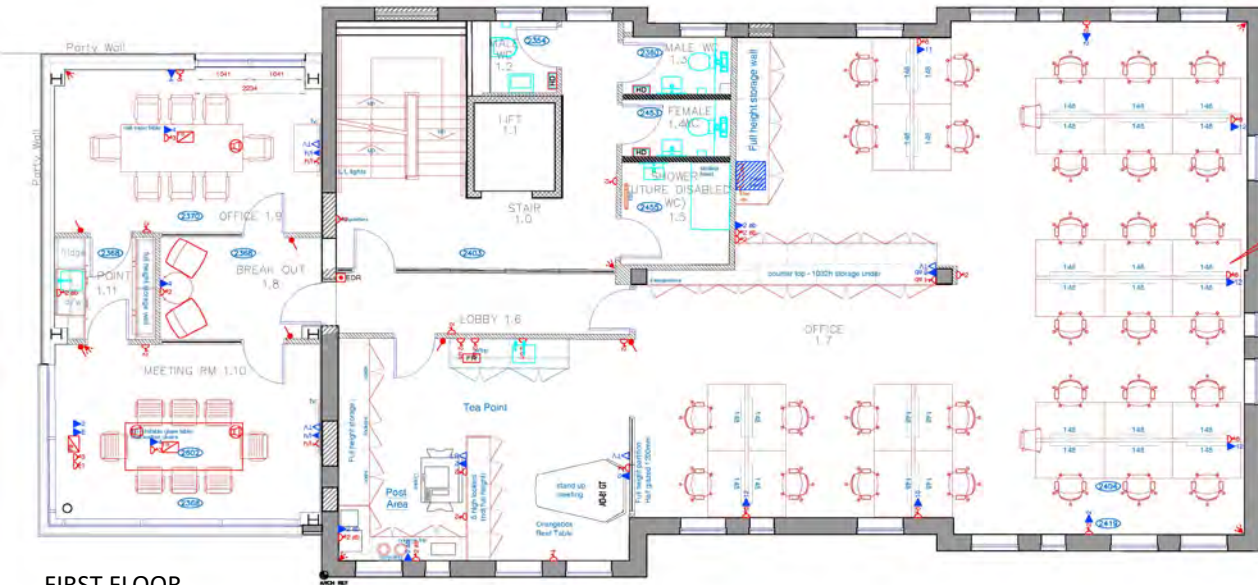
COMMUNICATIONS

Road		
Central London	14 miles	22 km
A3	2 miles	3 km
M25 (Junction 10)	6 miles	9.5 Km
M3 (Junction 1)	7 miles	11 km

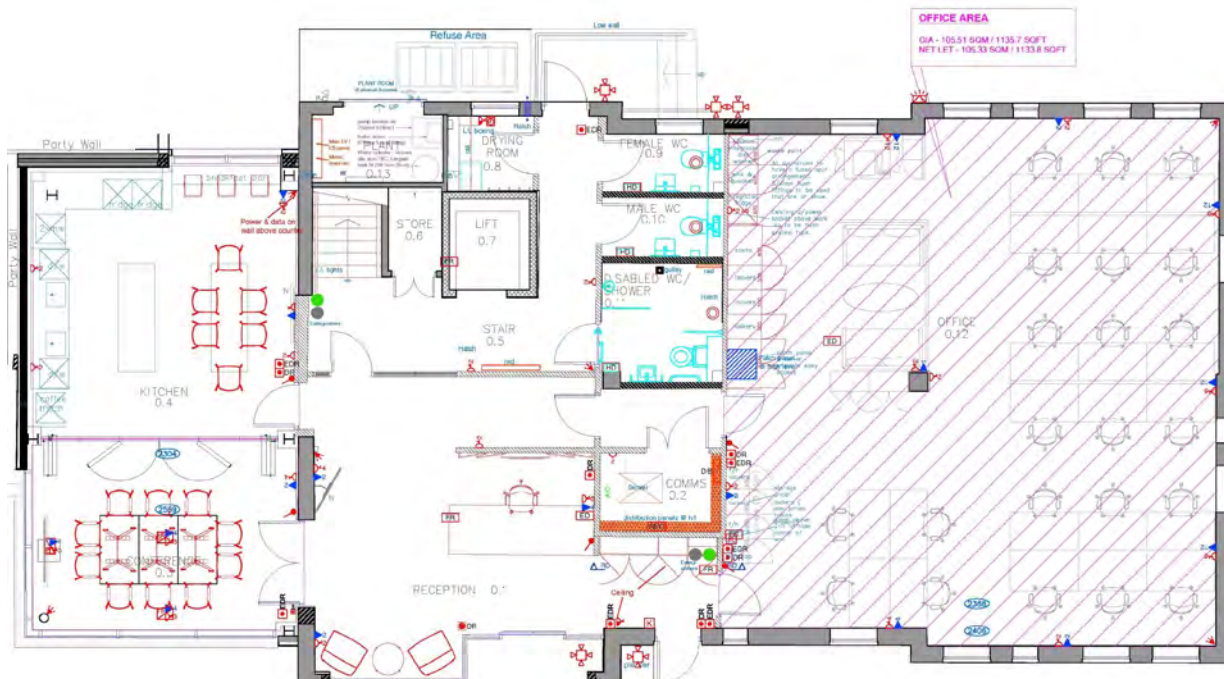
Air		
Heathrow Airport	10 miles	16 km
Gatwick Airport	24 miles	38 km
Rail		
London Waterloo		28 minutes
Guildford		40 minutes



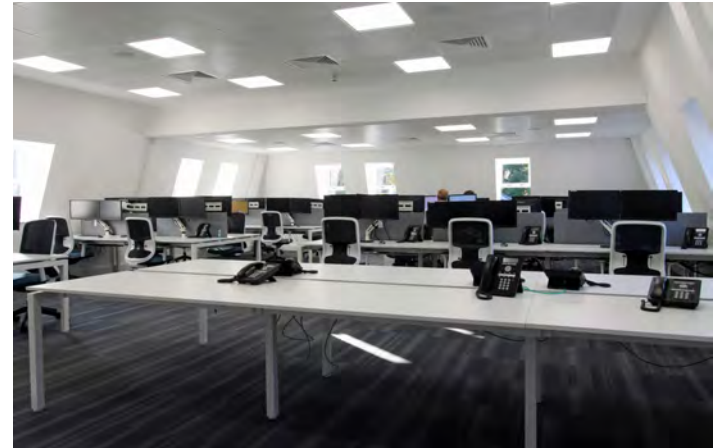
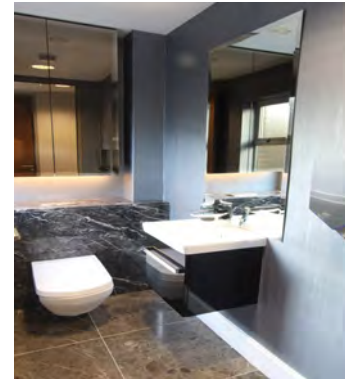
WARWICK HOUSE, 1 CLAREMONT LANE, ESHER, SURREY KT10 9DA



FIRST FLOOR



GROUND FLOOR



DESCRIPTION

The property comprises a striking 3 storey office building which was comprehensively refurbished and extended only 4 years ago to provide extremely high quality offices. The building has been designed to offer bright open plan air conditioned offices with tea points on each floor and 2 meeting rooms on the first floor.

The building is approached by an impressive ground floor reception area with full height glazing. Adjacent to this the ground floor left hand wing is available, comprising two interconnecting rooms which are divided by a bi-fold partition which benefits from good natural light with full height glazing and its own tea station facility.

The first floor provides a large ‘L’ shaped open plan area with a tea station. Adjacent to this are two impressive partitioned meeting rooms which are connected via a further kitchen facility. The offices are air conditioned with suspended ceilings and integral LED lighting. The first floor is also served by an 8 person passenger lift. There are high quality toilets on all landings, as well as a total of 4 shower rooms plus a disabled compliant WC in the common parts.

To the rear of the building there is a dedicated car park providing parking for up to 8 cars.

ACCOMMODATION

	Sq Ft	Sq M	
2nd Floor	--	--	Under Offer
1st Floor	2,130	198	Available
Ground Flr Left Wing	593	55.1	Available
Ground Floor Right Wing	----		Let
Total	2,723	253	

AMENITIES

- VRF/Air conditioning
- Recessed LED lighting
- Metal suspended ceiling tiles
- Male, female and disabled WCs
- Shower facilities on each floor
- Tea stations
- Three compartment perimeter trunking
- Category 6 cabling network
- Fully carpeted
- Double glazed windows
- Server room
- Up to 8 on site car spaces
- Furniture available by separate negotiation

LEASE TERMS

The suites are available to let individually on new FR&I lease(s) for terms by arrangement.

RENT

1st Floor	£ 78,810 per annum exclusive
Gr Flr Left Wing	£ 21,950 per annum exclusive
Total	£100,760 per annum exclusive

EPC

Rating: B (48)

VAT

The building is elected for VAT.

RATES

	Rateable Value	Rates Payable
First Floor	£45,000	£22,455.00
Gr Floor Left	£13,500	£6,736.50

Strictly by appointment through Landlord’s agents:

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

BOB CATTANEO
DD: 020 8481 4744
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