



Owen  
Isherwood  
CHARTERED SURVEYORS

**TO LET**

1<sup>st</sup> Floor Office Suite  
1,512.43 sq. ft (140 sq. m.)

1<sup>st</sup> Floor, Radiant House, Chessington, KT9 1TT

## LOCATION

Well located on Chessington Industrial Estate the subject premises are formed of a well presented first floor office suite with parking to the front.

Both the A240 and A3 are close by to Radiant House; along with mainline stations at Tolworth and Chessington North. In terms of other public transport; Bus Service K2 between Norbiton and Hook runs from almost immediately outside the property

## DESCRIPTION

The first floor office space presents well with a self-contained entranceway/lobby, carpeted flooring, suspended ceiling, A/C and a mixture of LED spot and tube lighting.

There are a total of six offices and meeting rooms throughout the floorplate with a large open plan area and self-contained kitchenette and WC's.

## ACCOMMODATION

1 <sup>st</sup> Floor	1,512 sq. ft	140 sq. m.
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Parking for 4 Vehicles included.

## TERMS

Available on Assignment of the existing lease, a sub-letting or potentially a Surrender and New Lease.

## EPC

D – 96

## RENT

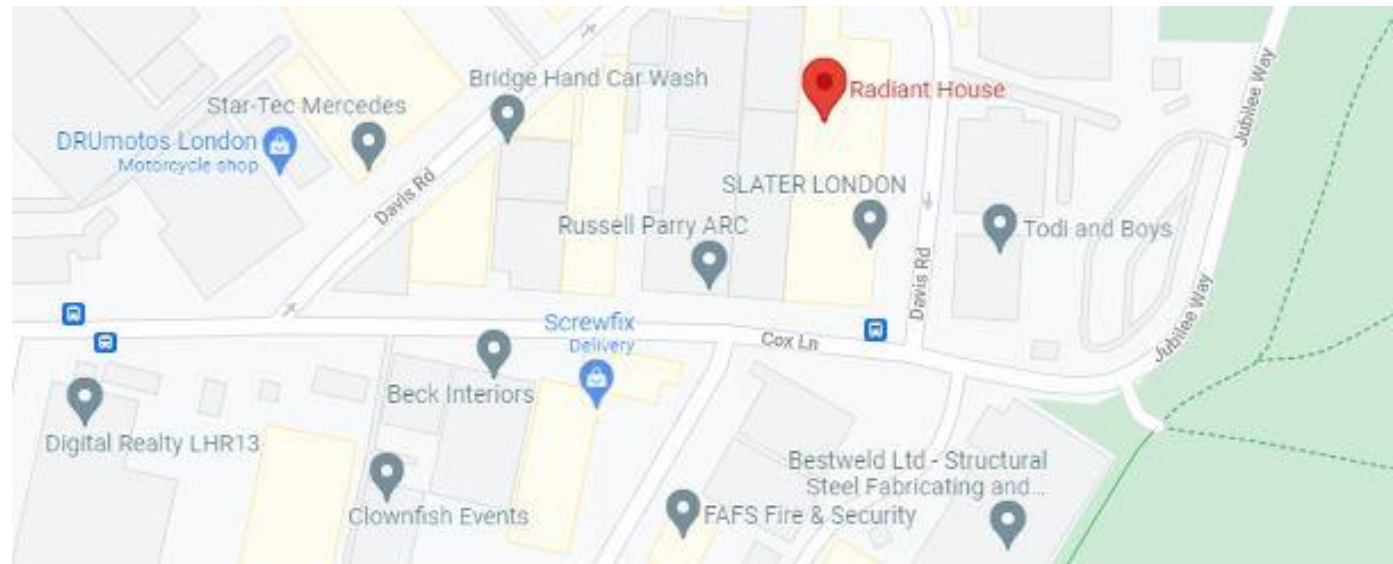
£15,000 p.a.

## RATES

Rateable Value: £12,000

Rates Payable: £5,988

100% Small Business Rates Relief will apply to qualifying Tenants.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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