

VDM HOUSE, 111A HARE LANE, CLAYGATE, KT10 0QY



SUMMARY

- **2,290 sq ft (212.83 sq m)**
- **Offices offering open plan & partitioned accommodation. RENT REDUCED!**
- **Possible D1 Medical use subject to planning consents**
- **Rent: Reduced to £45,000 per annum exclusive, subject to contract**
- **A new lease by arrangement.**

AMENITIES

- **Gas fired central heating**
- **On-site car parking spaces**
- **Public surface car park immediately adjoining**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

Close to Claygate railway station and the good local shopping based around The Parade. Esher town centre and the A3 are only a short drive away.

DESCRIPTION

Self-contained two storey office building, plus three car parking spaces.

ACCOMMODATION

FLOOR	SIZE
Ground floor	1,150 sq ft (106.88 sq m)
First floor	1,140 sq ft (105.95 sq m)
Total	2,290 sq ft (213 sq m)

LEASE / TERM

A new lease by arrangement.

RENT

Reduced to £45,000 per annum exclusive, subject to contract

RATES

The premises are listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Offices and premises having a Rateable Value of £42,750 payable at 49.9p in the £ (UBR 2020/2021). The rates payable for the year ending 31st March 2021 should be £21,332, subject to any transitional relief. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is not applicable

EPC RATING

D-81

VIEWING

Viewing strictly by prior appointment with the sole agent:

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