

AGATE HOUSE , 114 ROEBUCK ROAD



CHESSINGTON, KT9 1JZ

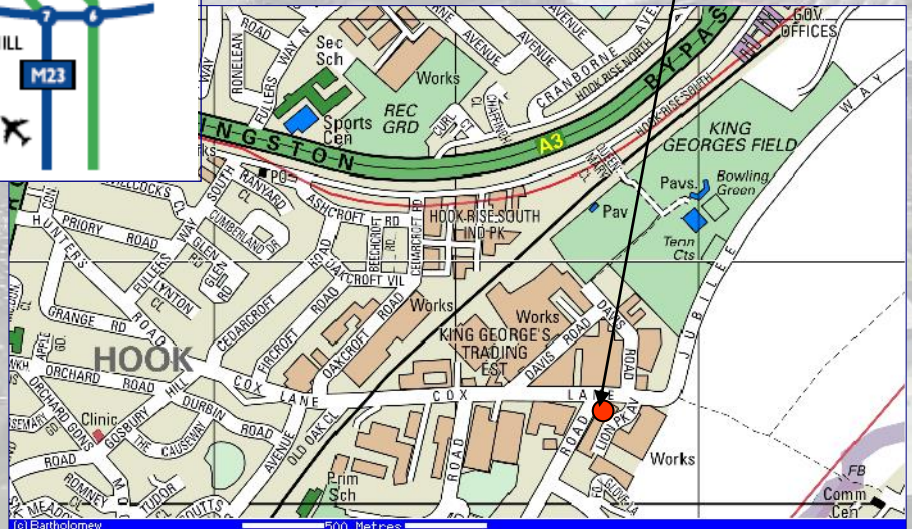
GOOD VALUE FOR MONEY
OFFICE SUITE WITH PARKING

930 SQ.FT

(86.43 SQ.M)

TO LET





LOCATION

Agate House is ideally positioned just off the A3 at the junction of Roebuck Road and Cox Lane. The A3 provides excellent access to London and the M25 (Junction 10). Both Heathrow and Gatwick Airports are easily accessible. Nearby Tolworth Broadway and Chessington North, offer good shopping facilities whilst Tolworth and Chessington North Stations provide a regular service to London Waterloo.

DESCRIPTION

Agate House has been refurbished throughout and provides an excellent working environment for the small business. It is ready for immediate occupation and has its own kitchen facilities. It benefits from 2 car parking spaces per 1,000 sq.ft (more available by negotiation).

AMENITIES

- 2 car parking spaces.
- Local shopping at Chessington North/Tolworth)
- K2 bus outside serving Hook and Kingston
- Full staff facilities.
- Flexible business space.
- Excellent natural light.

FLOOR AREAS *(Gross Internal Approx)*

	sq.ft	sq.m
Av Suite	930	86.43

TENURE

The suite is available to let on a new internal repairing and insuring lease for a term of 3 years and upwards and is subject to periodic rent review.

RENT

£13,500 per annum exclusive + VAT.

SERVICE CHARGE

From £3.00 per sq.ft and includes, heating, water, buildings insurance, external and internal maintenance, common parts cleaning, wc supplies and refuse collection. Power is metered.

BUSINESS RATES

Are paid directly to the Local Authority by the tenant.

VIEWINGS

At short notice via sole agents



Sally Holley/
Jonathan Hillman