

# FLEXIBLE BUSINESS SPACE FOR SALE/TO LET

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

51.92 SQ. M (558.86 SQ. FT) GIA APPROX.

**437 HOOK ROAD, CHESSINGTON, SURREY KT9 1EL**



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

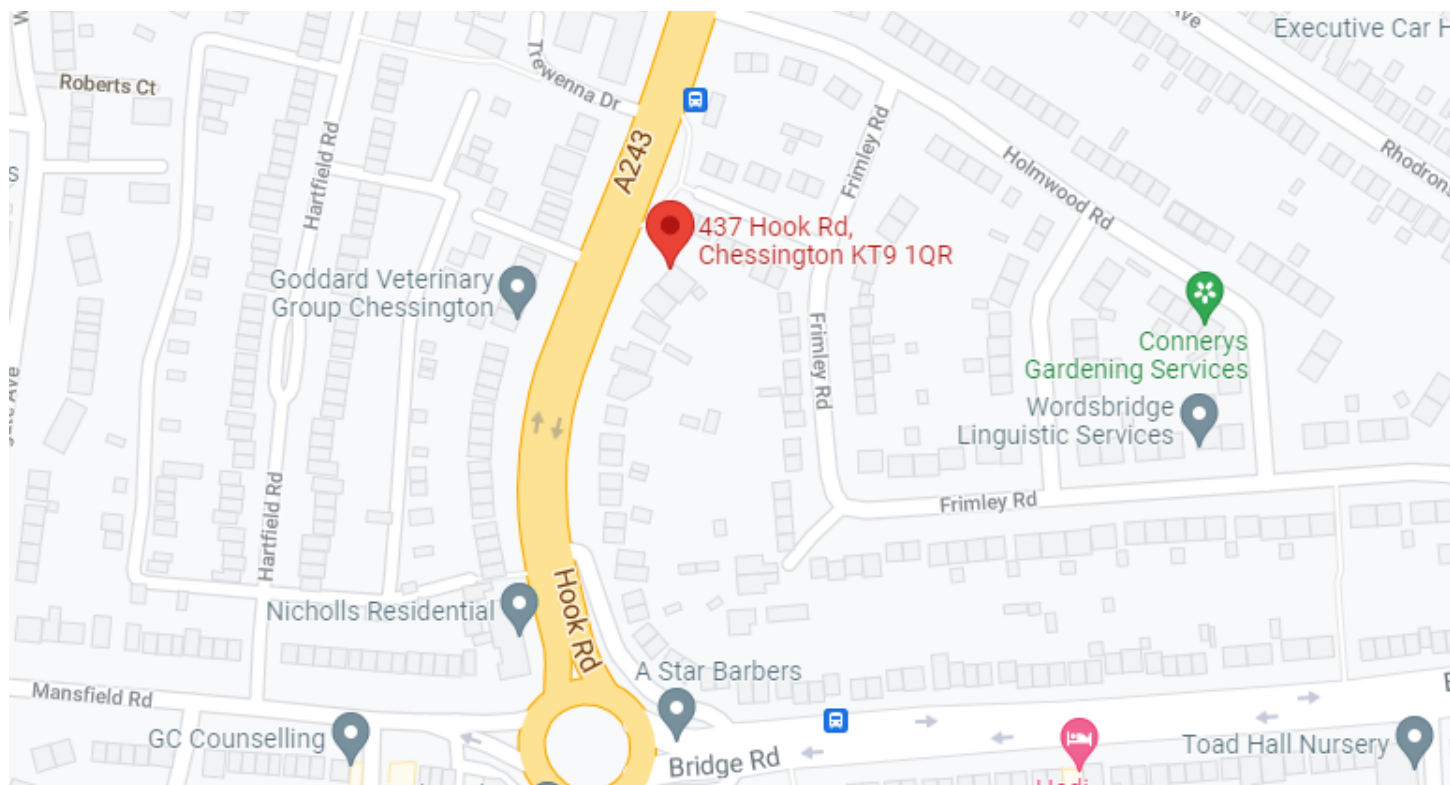
**020 8977 2204**

- **DETACHED BUSINESS PREMISES**
- **OPEN PLAN ACCOMODATION**
- **VACANT POSSESSION**
- **EXCELLENT ACCESS TO TRANSPORT LINKS**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.



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## LOCATION

The property is located on the Hook Road (A243) within striking distance of a variety of local amenities.

Chessington North Railway station is within approximately 0.5 miles. There is also good access to the A3 located approximately 1 mile to the North, and the M25 some 4 miles to the South.

The building is set back from Hook Road and can be accessed via the dedicated pedestrian ramp.

## DESCRIPTION

A self contained office building converted in the early 2000's which is currently laid out as open plan offices. Other amenities include toilet /shower facilities and kitchenette.

## ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Ground Floor - 51.92 sq.m (558.86 sq.ft)

## BUSINESS RATES.

2017 Rateable Value: £2,375

For confirmation of rates payable, please contact the business rates department of The Royal Borough of Kingston upon Thames.

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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## TENURE

Sale of Freehold interest.

OR

A new Lease for a term to be agreed

## PRICE

Unconditional offers for the freehold interest are invited in excess of £260,000

Annual Rent: £13,500 per annum

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley  
Sneller Commercial  
020 8977 2204  
antony@snellers.com

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