

# ECONOMICAL TOWN CENTRE SPACE

WITH PLANNING FOR B1 OFFICE, B8 STORAGE, D1 & D2 CONSENTS

**GIA 2,435 SQ FT (226.2 SQ M) APPROX**

**TO LET SHORT TERM  
AT A LOW RENT**



**WINDSOR HOUSE, 40-44 HIGH STREET, ESHER, SURREY KT10 9RY**

## LOCATION

Windsor House is prominently located on the junction of the A307 High Street and the A244 Esher Green, in the heart of Esher town centre which benefits from an excellent range of restaurants and bars as well as a Waitrose supermarket. Sandown Racecourse is nearby offering a wide selection of leisure facilities as well as annual licences for parking, available by separate negotiation. The available accommodation is located to the rear of the building and approached via the car park.

For a map of this location please visit [www.bing.com](http://www.bing.com) and enter KT10 9RY

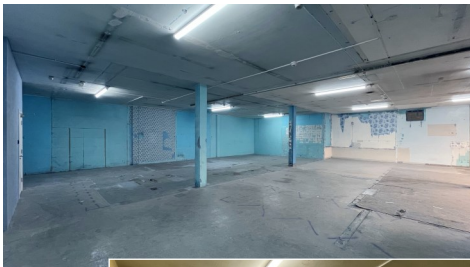
## DESCRIPTION

The available premises comprises self-contained open plan first floor accommodation most recently used as ancillary storage. There are windows along the full length of the rear wall providing natural light. The suite also has a single toilet, although there are a number of capped off soil stacks adjacent so there is potential for further toilets and possibly a kitchen to be added by an incoming tenant. Otherwise the space is offered in a completely shell condition with its own separately metered electricity supply.

The premises are accessed via a door from the rear car park of Windsor House, with a dedicated staircase to the subject property. There is 1 allocated car parking space with the unit as well as shared use of a loading area in this car park. The floor to ceiling height is 2.94m (9' 7").

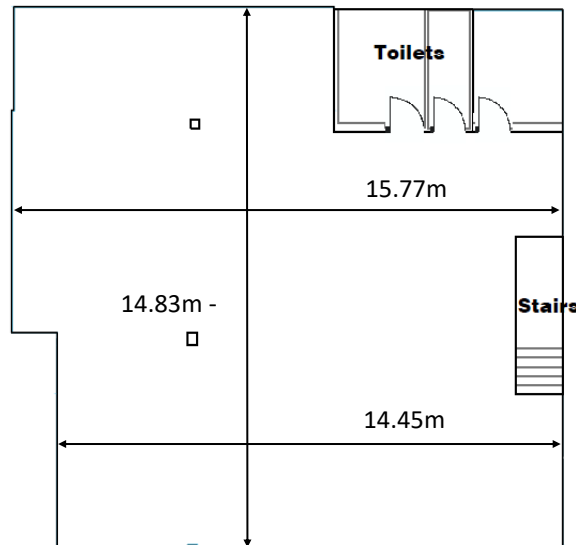
## ACCOMMODATION

The space has a gross internal floor area of approximately 2,435 sq ft (226.2 sq m).



## FLOOR PLAN

(Not to scale - for indicative purposes only)



## LEASE

The space is available to let on a new FR&I lease, by way of a service charge, for a term certain until August 2025. Thereafter the lease will be subject to a Landlords rolling option to terminate the lease at anytime, subject to serving 3 months' prior written notice.

The lease will be contracted outside the security of tenure and compensation provisions (sections 24-28) of the Landlord and Tenant 1954, part II, as amended.

## RENT

£17,000 per annum exclusive - only £7 per sq ft.

The competitive rent reflects the fact the space is to be let in shell condition.

## RATES

Rateable Value £33,000  
Rates Payable (23/24) £16,467

(We would recommend you verify these figures with Elmbridge Borough Council in due course.)

## SERVICE CHARGE

£3,258 per annum  
(inclusive of insurance)

## VAT

To be confirmed.

## EPC

Rating D (99).

## PLANNING

The property has obtained consent from Elmbridge Borough Council (under application no. 2019/1462) for a number of planning uses to include:

- A1 retail (now E(a))
- B1a office use (now E(g))
- B8 storage & distribution
- D1 non residential institution (now E & F1 uses)
- D2 assembly & leisure (now E & F1 uses)

Viewing strictly by appointment through sole agents:

**ANDY ARMIGER**

020 8481 4741

[andy@cattaneo-commercial.co.uk](mailto:andy@cattaneo-commercial.co.uk)

**CATTANEO COMMERCIAL LTD**

19-23 High Street  
Kingston upon Thames  
Surrey KT1 1LL

[www.cattaneo-commercial.co.uk](http://www.cattaneo-commercial.co.uk)



Particulars updated 28.02.24

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