

Civic Centre

Esher, Surrey KT10 9SD



Town centre offices 5,434 - 16,808 sq ft **TO LET**

Description

The Civic Centre is set behind the High Street (A307), in the heart of Esher town centre. Esher benefits from an excellent range of restaurants and bars as well as a Waitrose supermarket. Sandown Park Racecourse is nearby, offering a wide selection of leisure/business amenities including a golf course & driving range, a hotel and conference facilities.

The available office accommodation comprises ground, first & second floors within Wing B of the Civic Centre. The suites can be offered on a floor by floor basis or as an entire wing. The landlord will consider refurbishment subject to lease terms.

The building sits within a picturesque landscaped garden benefiting from green space including a public tennis court & walkways.

Rent - On Application

Service Charge - On Application

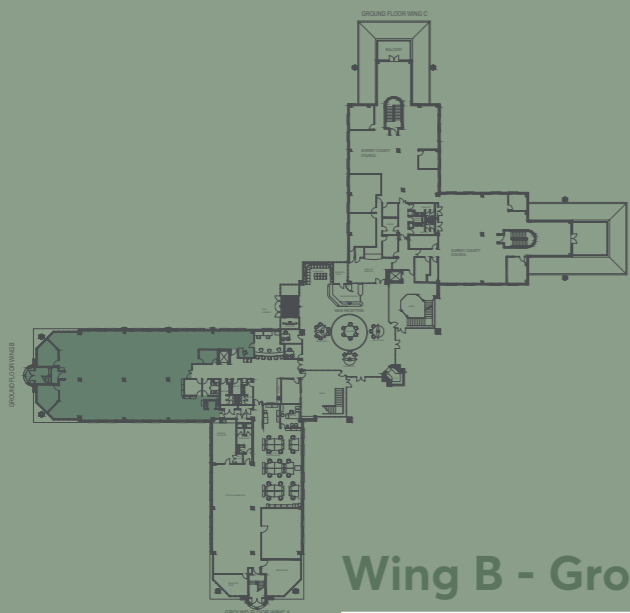
Business Rates - £7.26 PSF



Specification

- Suspended ceilings
- Integral LG7 compliant recessed lighting
- Full access raised flooring
- 10 person passenger lift
- Ground floor reception area
- Flexible floorplates
- Shower facilities
- Good natural light
- Male, female & disabled WC facilities
- Parking ratio: 1:300 sq ft
Further car parking is available by licence within the public car park adjacent to the building.

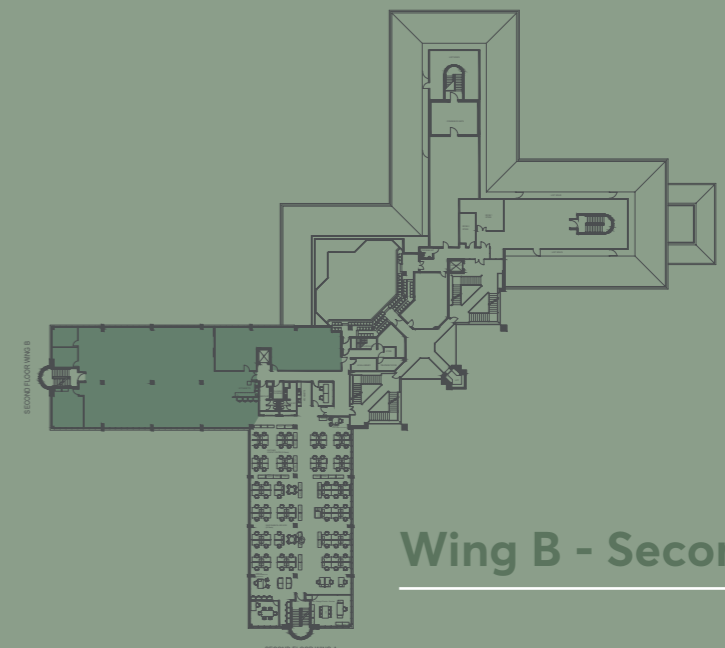
Floor	sq m	sq ft
Second	535	5,762
First	521	5,612
Ground	505	5,434
Total	1,561	16,808



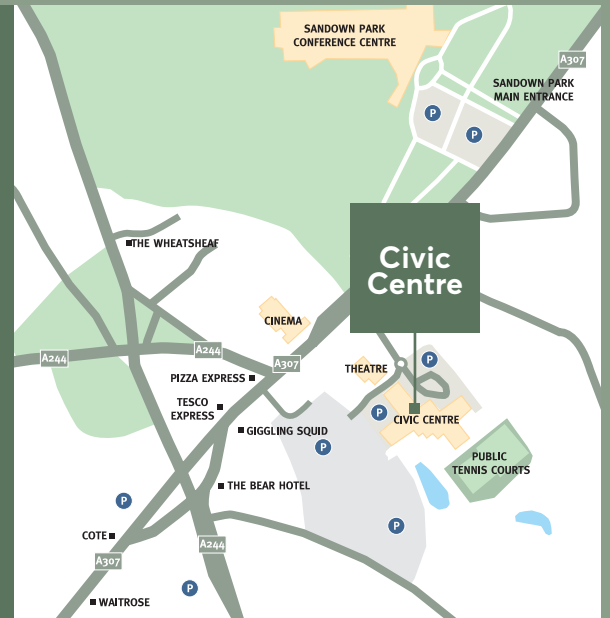
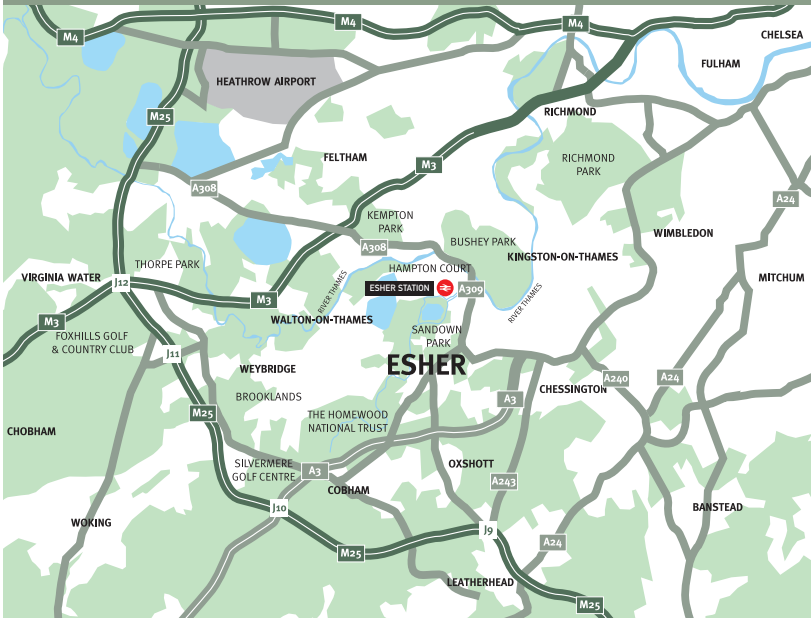
Wing B - Ground floor



Wing B - First floor



Wing B - Second floor



Location

Esher is a popular Surrey town with excellent road access to the A3 and M25. The A3 is within 2 miles which leads to the M25 at Junction 9. Esher train station is approximately a 15 minute walk away and provides a fast and frequent service to London Waterloo (c.23 minutes).

The immediate area has a plethora of leisure opportunities. This includes walking in Esher Common, Oxshot Woods and Claremont, and fine golf courses such as St Georges Hill, Silvermere, The Wisley, Queenwood and Foxhills. You can also find horse racing at Sandown Park, Kempton Park, and Epsom Downs nearby.

 By Road:	Distance
Esher Station	0.9 miles
A3	2 miles
M25 J9	5 miles
Heathrow Airport	10 miles
Central London	15 miles
Gatwick Airport	24 miles

 By Rail:	Time
Woking	19 mins
Clapham Junction	20 mins
London Waterloo	23 mins
Guildford	32 mins



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