



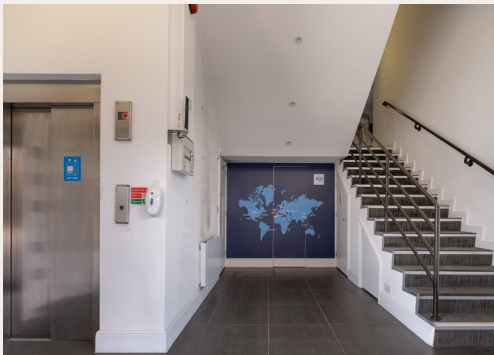
# THAMES HOUSE

PORTSMOUTH ROAD, ESHER, SURREY KT10 9AD

SELF CONTAINED OFFICE BUILDING CLOSE TO ESHER STATION, WITH 19 CAR PARKING SPACES

**5,114 SQ FT (475.1 SQ M) APPROX TO LET**

## HIGH QUALITY SPACE OVER GROUND AND TWO UPPER FLOORS BENEFITTING FROM GOOD NATURAL LIGHT.



### DESCRIPTION

Thames House fronts onto Portsmouth Road and is of a steel framed construction with brick elevations under a pitched tile roof.

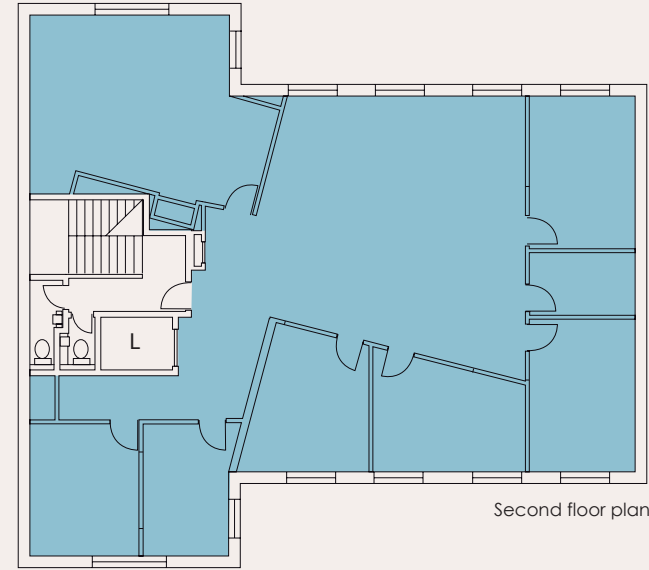
The property benefits from a previous high quality fit out which includes glazed partitioned executive offices, meeting rooms, boardroom, server room, a fitted kitchen with a break out area on the first floor and a fitted tea point on the second floor.

The building also benefits from a fitted shower room with lockers, passenger lift, 19 on-site car spaces and the upper floors enjoy views towards Sandown Racecourse to the rear and Littleworth Common to the front.



## SPECIFICATION

- Comfort cooling/heating cassettes
- Carpet tiles throughout
- Double glazing
- Refurbished Male and Female WC's
- Shower and locker facilities
- 8-person passenger lift
- Good natural light
- Suspended ceilings
- Recessed LED lighting diffusers
- Full access raised floor
- 19 on-site parking spaces
- EPC Rating: D(81)



Second floor plan



## FLOOR AREAS

| Floor        | sq ft (NIA)  | sq m (NIA)   |
|--------------|--------------|--------------|
| Second       | 2,124        | 197.3        |
| First        | 2,136        | 198.4        |
| Ground       | 662          | 61.5         |
| Reception    | 192          | 17.9         |
| <b>Total</b> | <b>5,114</b> | <b>475.1</b> |

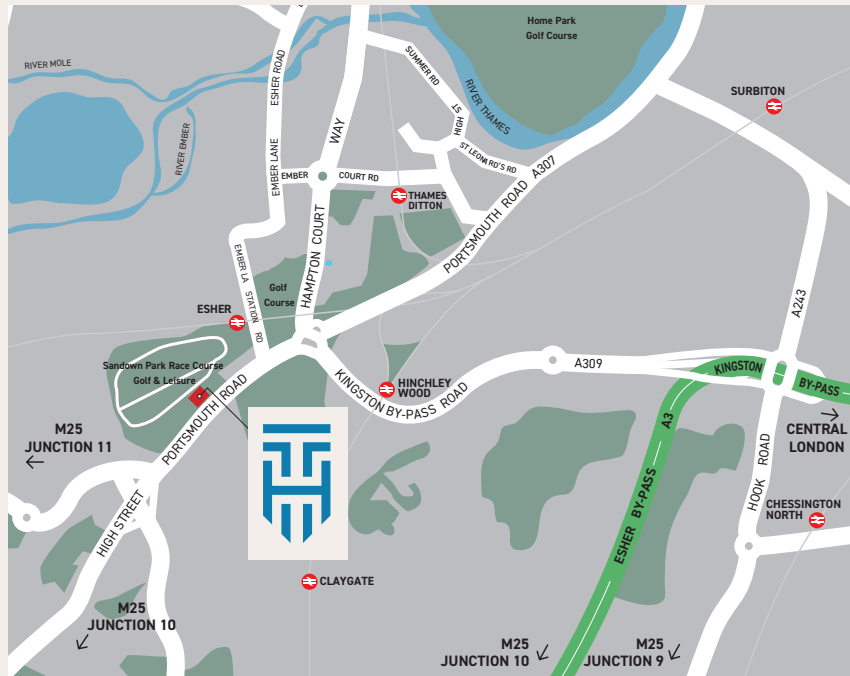


# IDEALLY SITUATED CLOSE TO MANY LOCAL AMENITIES AND EASILY ACCESSIBLE BY ROAD AND RAIL.

## LOCATION

The premises are situated just off the A307 Portsmouth Road within a short walking distance of Esher Town Centre and Esher Mainline Railway Station.

The A3 Kingston By-pass is only ½ mile away, which provides a direct link to Central London whilst Junction 10 of the M25 Motorway is approximately 6.5 miles to the south west which connects to the main motorway network and Heathrow and Gatwick Airports.



## TRAVEL TIMES

| By Road           | Miles |
|-------------------|-------|
| Esher town centre | 0.6   |
| Esher station     | 0.6   |
| A3                | 0.7   |
| M25               | 6.5   |
| Heathrow Airport  | 12.4  |
| Gatwick Airport   | 24.5  |

| By Rail          | Mins |
|------------------|------|
| Surbiton         | 4    |
| Wimbledon        | 13   |
| Clapham Junction | 20   |
| Woking           | 22   |
| London Waterloo  | 22   |
| Guildford        | 29   |



## TENURE

The property is offered on a new full repairing and insuring lease for a term to be agreed.

## VIEWING

Strictly by appointment through the joint agents.

**Andy Armiger**  
andy@cattaneo-commercial.co.uk  
07973 207 424

**Will Perkins**  
will@cattaneo-commercial.co.uk  
07741 244 572

**Edward Smith**  
edward.smith@realestate.bnpparibas  
07836 656 538

**Rebecca Hewitt**  
rebecca.hewitt@realestate.bnpparibas  
07776 636 539



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