

Our ref: AGA/Aissela

DATE AS POSTMARK

SUBJECT TO CONTRACT

Dear Sir/Madam

AISSELA, 42 – 50 HIGH STREET, ESHER, SURREY, KT10 9QY

We have pleasure in enclosing our new marketing brochure for Aissela, where we have refurbished High Quality Suites and an entire floor to let in Esher town centre.

The offices benefit from raised floors, air conditioning and excellent natural light with the third floor also having balconies which enjoy far reaching views over Esher towards London.

The following accommodation is available:

Floor	Area Sq Ft	Area Sq m	Car Parking Spaces	Rateable Value (2025/26)	Rates Payable (2025/26)
Third	5,133	476.9	5	£151,000	£83,805
*Second - Suite 3	2,255	209.5	2	£68,000	£37,740
*Second – Suite 5	2,442	226.9	3	£72,500	£40,237.50
Total	9,830	913.3	10		

* The Second Floor Suites can be combined to provide one larger Suite if required.

The Suites are available on a new full repairing and insuring leases for terms to be agreed.

Rent upon application.

Additional car parking spaces are available to rent on separate annual licence arrangements in a number of car parks close to the building, further details upon application.

For further enquiries please contact either Andy Armiger (020 8481 4741) or email andy@cattaneo-commercial.co.uk or Tim Wilkinson (020 8481 4745) or email tim@cattaneo-commercial.co.uk of Cattaneo Commercial.

Alternatively, you can visit the website www.aisselahouse.co.uk to obtain more information and also see images of these impressive offices.

Yours faithfully,

CATTANEO COMMERCIAL
Encl.



AISSELA HOUSE

46 HIGH STREET,
ESHER, SURREY KT10 9QY

EXCEPTIONAL QUALITY OFFICE SUITES IN ESHER TOWN CENTRE

OFFICE SPACE AVAILABLE FROM
2,255 - 9,830 SQ FT (209.5 - 913.3 SQ M) TO LET

aisselahouse.co.uk



AISSELA HOUSE

DESCRIPTION

A striking four storey prestigious office building constructed in 2013. The offices are approached via an impressive main reception area with a passenger lift and main staircase leading to all floors. The available accommodation comprises the entire 3rd floor penthouse suite which benefits from two balconies and far reaching views over the surrounding town and towards central London.

There are two further adjoining suites on the second floor with one completely open plan (suite 5) and the other fitted out to a high standard (Suite 3) with full height glazed partitions to provide a reception,

board room, kitchen and 5 executive offices. These suites are available individually or in a number of configurations. The third floor does currently have some partitioning but can be offered open plan.

There are male and female toilets on each floor fitted to a high standard along with disabled WC's/shower rooms. The building has its own secure car park at first floor level approached via an electric roller shutter door from the High Street, there are also some covered cycle bays in this car park.



Photo taken prior to occupation.



Photo taken prior to occupation.



Photo taken prior to occupation.



Photos taken prior to occupation.

SPECIFICATION

- Excellent natural light
- Full access raised floors
- Suspended ceilings
- Recessed LED lighting
- Video entry system
- Impressive ground floor reception
- Air conditioning
- Full carpeting
- Window blinds
- Male, female and disabled WC's
- 10 Person passenger lift
- 5 on site parking spaces
- Shower facilities
- Two balconies (on third floor)

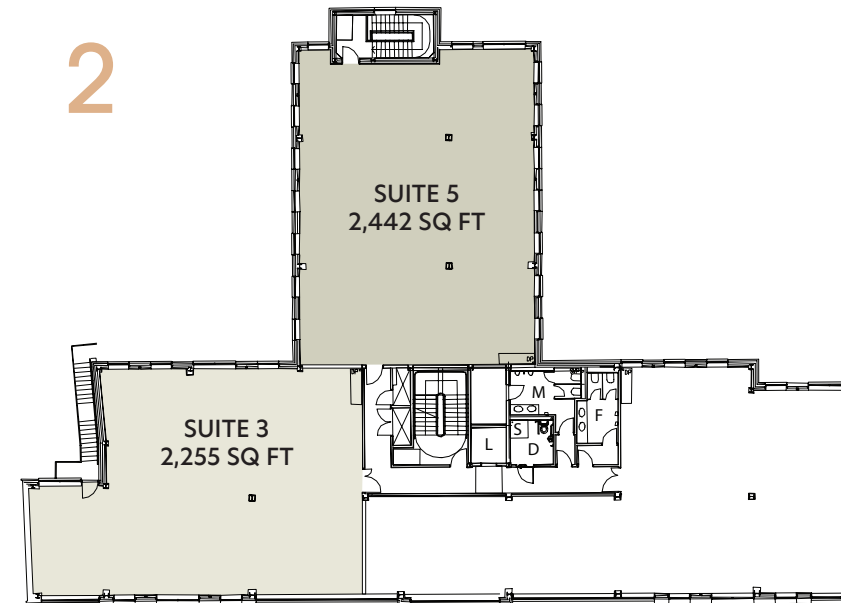
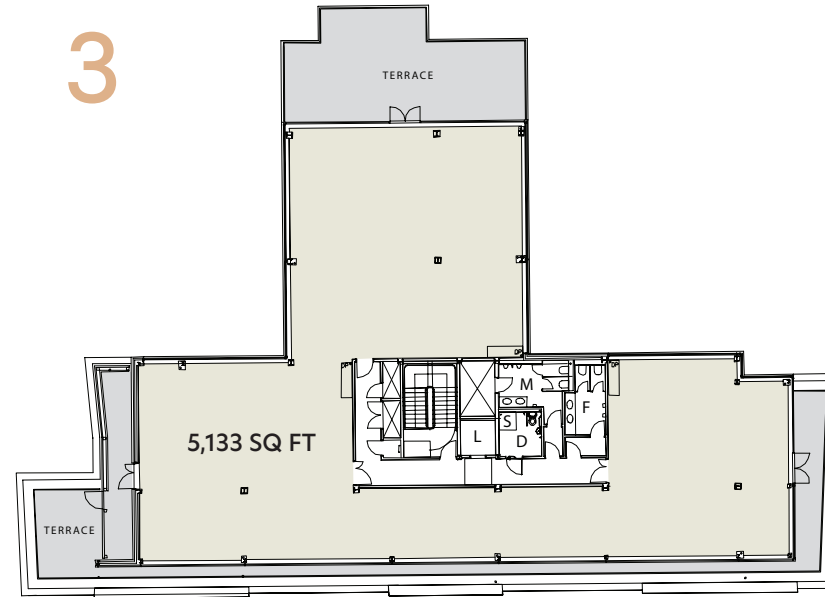
ACCOMMODATION

Floor	sq ft	sq m	Car Spaces
Third - Whole (May split floor)	5,133	476.9	5
Second - Suite 3	2,255	209.5	2
Second - Suite 5	2,442	226.9	3
Total	9,830	913.3	10

Measured on a NIA basis.



Photos taken prior to occupation.



Not to scale. For indicative purposes only.

AISSELA HOUSE

46 HIGH STREET, ESHER, SURREY KT10 9QY

LOCATION

Aissela is centrally located within the town so benefits from an excellent range of restaurants, bars and cafés, including Caffé Nero and Gails as well as Tesco's and Waitrose supermarkets.

Sandown Racecourse is nearby offering a wide selection of leisure facilities as well as annual licences for parking, available by separate negotiation. The A3 Kingston Bypass is within 2 miles offering a direct route to central London and the M25 motorway.



TRAVEL

Approximate distances and journey times:

Road		
Central London	14 miles	22 km
A3	2 miles	3 km
M25 (J10)	6 miles	9.5 km
M3 (J1)	7 miles	11 km

Airports		
Heathrow	10 miles	16 km
Gatwick	24 miles	38 km

Rail		
London Waterloo	28 minutes	
Guildford	40 minutes	

TERMS

The suites are available to let individually or combined on new full repairing and insuring leases for terms to be agreed.

EPC RATING

Rating: B (39).

aisselahouse.co.uk

VIEWING

For further information or to arrange an inspection please contact:

Andy Armiger
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Tim Wilkinson
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tim@cattaneo-commercial.co.uk



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