

**FINAL
SUITES
REMAINING**



1,270 - 7,464 SQ FT WITH 29 PARKING SPACES

TO LET > GND AND 1ST FLOORS

MELITAHOUSE

124 BRIDGE ROAD, CHERTSEY, SURREY KT16 8LH

- ❄️ AIR CONDITIONED GRADE A OFFICES
- > FULLY FURNISHED
- > CONVENTIONAL / > FLEXIBLE LEASE
- > PROMINENT RIVERSIDE LOCATION



THE BUILDING HAS AN EXCELLENT PARKING PROVISION BEHIND ACCESS CONTROLLED GATES

DESCRIPTION

MELITA HOUSE WAS CONSTRUCTED IN 1996 AND COMPRISES A 13,980 SQ FT MODERN OFFICE BUILDING WITH 69 PARKING SPACES. THE AVAILABLE SPACE COMPRISES THE GROUND AND FIRST FLOORS, BOTH UNDERGOING REFURBISHMENT.

THE GROUND FLOOR IS CURRENTLY SPLIT INTO 2 SUITES, EACH WITH THEIR OWN KITCHENETTES AND 2 EXECUTIVE OFFICES, BUT CAN BE RETURNED FULLY OPEN PLAN TO PROVIDE A SINGLE SUITE OF 3,683 SQ FT.

THE 1ST FLOOR WILL BE PROVIDED TOTALLY OPEN PLAN WITH KITCHEN/BREAK OUT AREA AND CAT 6 CABLING BUT CAN BE PROVIDED FULLY FITTED SHOULD AN OCCUPIER PREFER.

SPECIFICATION

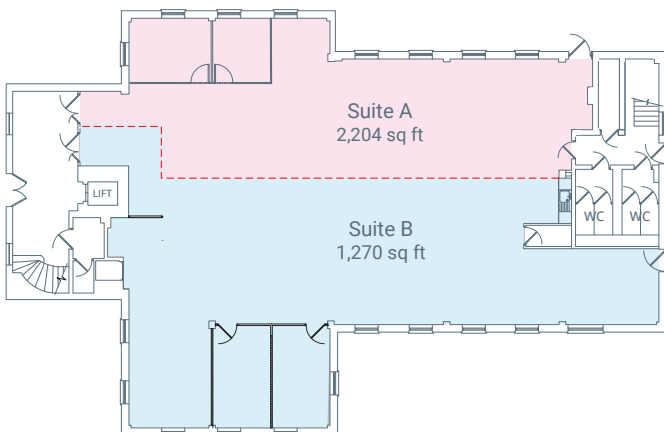
- > AIR-CONDITIONING
- > RAISED FLOORS
- > FITTED OR UNFITTED SPACE WITH OR WITHOUT FURNITURE
- > LIFT
- > 29 SECURE PARKING SPACES
- > BICYCLE RACKS
- > EPC C61

AVAILABLE ACCOMMODATION

GND*

FLOOR

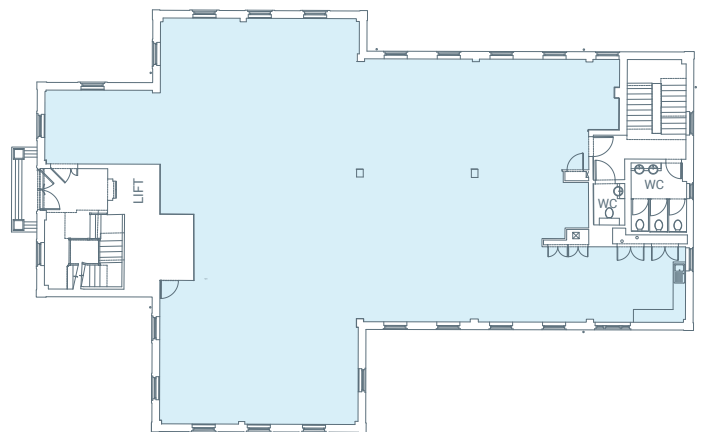
- 3,683 sq ft
- 17 parking spaces
- EPC C61



1ST

FLOOR

- 3,781 sq ft
- 17 parking spaces
- EPC C61



*Ground floor can be let as a whole or in 2 suites 1,270 sq ft and 2,204 sq ft



VIEW FROM MELITA HOUSE

📍 LOCATION

> **LOCATION** MELITA HOUSE IS LOCATED IN A HIGHLY PROMINENT POSITION OVERLOOKING **THE RIVER THAMES** WITH FRONTAGE ONTO **BRIDGE ROAD (B375)** THE BUILDING IS A SHORT DISTANCE FROM **TOWN CENTRE** BUT WITH **FOOD AND BEVERAGE** FACILITIES ADJACENT AND OPPOSITE. **CHERTSEY RAILWAY STATION** IS APPROXIMATELY ONE MILE TO THE EAST (51 MINUTES TO LONDON WATERLOO). **JUNCTION 11 OF THE M25** IS 1.5 MILES AND **JUNCTION 2 OF THE M3** 4 MILES, WITH **HEATHROW** AND **GATWICK** EASILY ACCESSIBLE.



MELITA HOUSE AND CHERTSEY BRIDGE



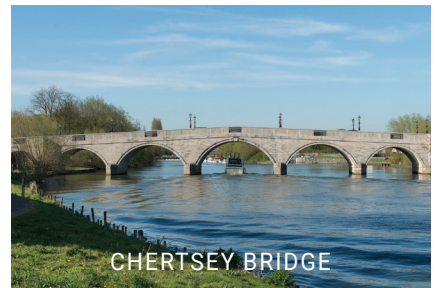
SAT NAV: KT16 8LH



THE BRIDGE PUB



THE KINGFISHER PUB



CHERTSEY BRIDGE



THE BRIDGE PUB

THE KINGFISHER PUB

M25/M3 (1.5 MILES)

TOWN CENTRE

THAMES SIDE

CHERTSEY BRIDGE

BRIDGE ROAD (B375)

BP GARAGE

CHERTSEY BRIDGE ROAD

M3 - J1 (4 MILES)

MELITAHOUSE

BRIDGE WHARF

RIVER THAMES



> TERMS

BUILDINGS MUST MEET OCCUPIERS NEEDS, AT MELITA HOUSE WE ARE ABLE TO CONSIDER CONVENTIONAL LEASES AS WELL AS PRICING IN FLEXIBILITY. THE SUITES OFFER CATEGORY A+ OFFICES AND HAVE BEEN FITTED TO A HIGH SPECIFICATION AND READY TO USE.

> QUOTING RENT

FROM £26.50 PSF

> RATES PAYABLE

2025 C£12.20 PSF BUT INTERESTED PARTIES TO CHECK WITH LOCAL RATING AUTHORITY

> SERVICE CHARGE

2025 £11.46 PSF

VIEWING STRICTLY BY APPOINTMENT WITH AGENTS



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