

# TO LET

## PRESTIGIOUS AIR CONDITIONED TOWN CENTRE OFFICE SUITES

593 to 2,723 sq ft (55.1 to 353 sq m) approx



WARWICK HOUSE, 1 CLAREMONT LANE, ESHER, SURREY KT10 9DA



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## LOCATION

Warwick House is prominently located on the A244 within 50 metres of Esher town centre with its excellent range of retail, restaurant and leisure facilities. Esher is a popular commuter and racecourse town with excellent road and rail communications to Central London.

The A3 Kingston by-pass is within 2 miles of the building offering direct access to J10 of the M25 motorway and ultimately both Heathrow and Gatwick international airports. The mainline station is a 20 minute walk away and provides a fast and frequent service to London Waterloo (approx. 28 minutes' journey time).



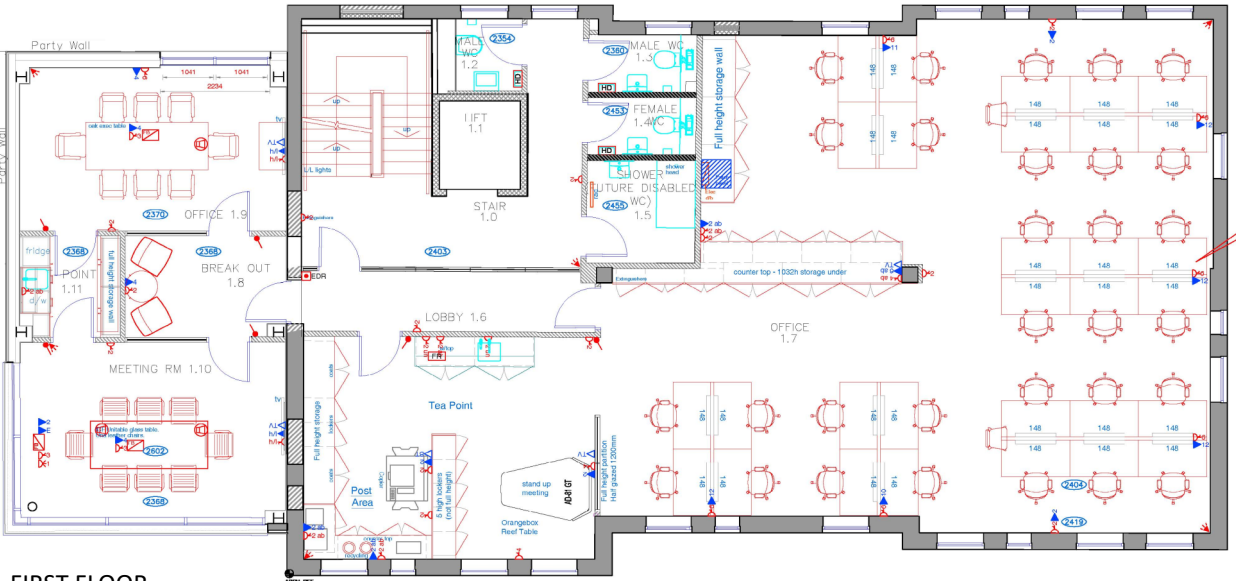
## COMMUNICATIONS

Road		
Central London	14 miles	22 km
A3	2 miles	3 km
M25 (Junction 10)	6 miles	9.5 Km
M3 (Junction 1)	7 miles	11 km

Air		
Heathrow Airport	10 miles	16 km
Gatwick Airport	24 miles	38 km
Rail		
London Waterloo		28 minutes
Guildford		40 minutes

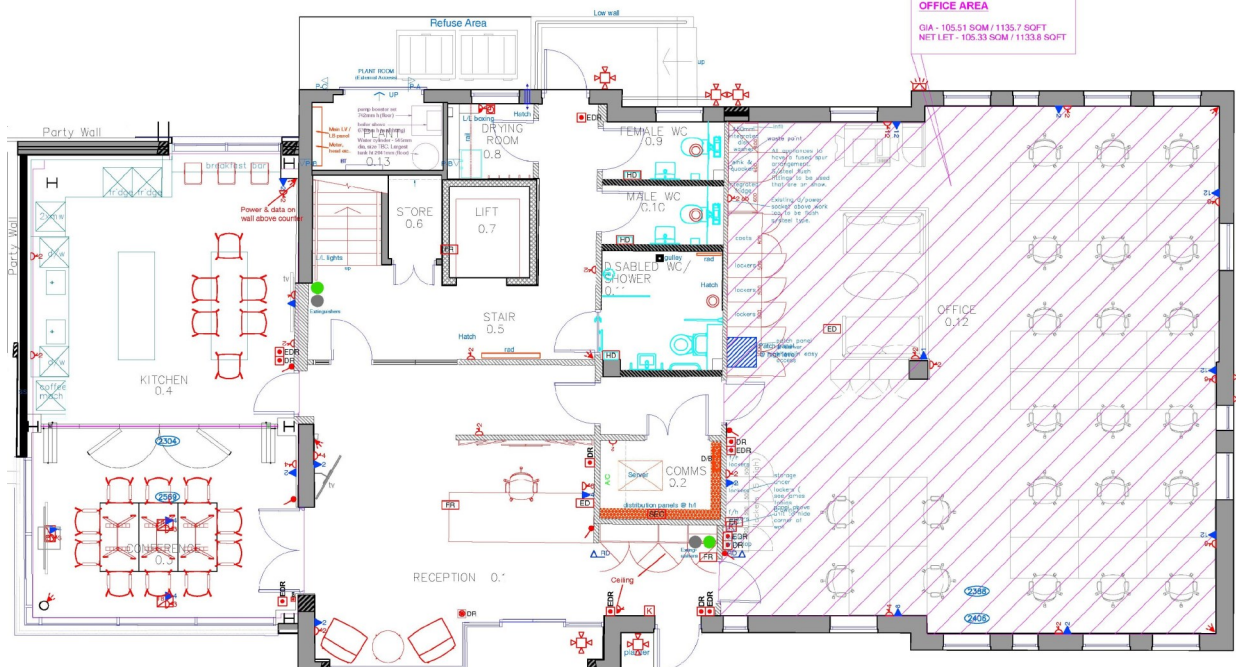


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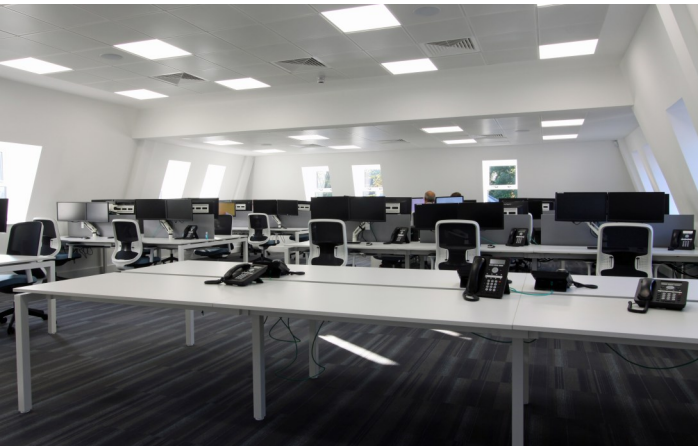


FIRST FLOOR

**Desk Power & Data Requirements:**  
 Wall sockets positioned high up just below desk.  
**Services to Desks:**  
 Power modules plug into the wall and terminate within the cable tray via CDM 'hotspot' power module, leaving desk tops for access.



GROUND FLOOR



## DESCRIPTION

The property comprises a striking 3 storey office building which was comprehensively refurbished and extended only 4 years ago to provide extremely high quality offices. The building has been designed to offer bright open plan air conditioned offices with tea points on each floor and 2 meeting rooms on the first floor.

The building is approached by an impressive ground floor reception area with full height glazing. Adjacent to this the ground floor left hand wing is available, comprising two interconnecting rooms which are divided by a bi-fold partition which benefits from good natural light with full height glazing and its own tea station facility.

The first floor provides a large 'L' shaped open plan area with a tea station. Adjacent to this are two impressive partitioned meeting rooms which are connected via a further kitchen facility. There are currently two acoustic conference booths in the rear meeting room that may be available if required. The offices are air conditioned with suspended ceilings and integral LED lighting. The first floor is also served by an 8 person passenger lift. There are high quality toilets on all landings, as well as a total of 4 shower rooms plus a disabled compliant WC in the common parts.

To the rear of the building there is a dedicated car park providing parking for up to 6 cars.

## ACCOMMODATION

	Sq Ft	Sq M	Car Spaces	
1st Floor	2,130	198	5	Available
Ground Flr Left Wing	593	55.1	1	Available
<b>Total</b>	<b>2,723</b>	<b>253</b>	<b>6</b>	

## AMENITIES

- VRF/Air conditioning
- Recessed LED lighting
- Metal suspended ceiling tiles
- Male, female and disabled WCs
- Shower facilities on each floor
- Tea stations
- Three compartment perimeter trunking
- Category 6 cabling network
- Fully carpeted
- Double glazed windows
- Server room
- Up to 6 on site car spaces
- Furniture available by separate negotiation

## LEASE TERMS

The suites are available to let individually on new FR&I lease(s) for terms by arrangement.

## RENT

1st Floor	£ 80,950 per annum exclusive
Gr Flr Left Wing	£ 22,540 per annum exclusive
<b>Total</b>	<b>£103,490 per annum exclusive</b>

## EPC

Rating: B (48)

## VAT

The building is elected for VAT.

## RATES 2026/27

	Rateable Value	Rates Payable
First Floor	£59,000	£28,560
Gr Floor Left	£20,250	£8,748

Strictly by appointment through Landlord's agents:

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