

UNIQUE CHARACTER RIVERSIDE OFFICES

WITH AIR CONDITIONING AND PARKING

6,254 TO 12,603 SQ FT (581 TO 1,170.8 SQ M) APPROX

TO LET



UNIT 2 FERRY WORKS, SUMMER ROAD, THAMES DITTON, SURREY KT7 0QJ



LOCATION

The property is located in a riverside setting overlooking the Thames, close to the centre of the village. Thames Ditton is an attractive location with good local amenities including a number of riverside pubs and restaurants adjacent, some with views over the River Thames. Kingston and Esher town centres are also nearby with additional shops and restaurants. The A3 dual carriageway is within a few miles which provides quick access to the M25 (junction 10) and central London. Thames Ditton has its own railway station which provides a direct link to London Waterloo (approximate journey time 35 minutes), this is within an 11 minute walk of the building.

ACCOMMODATION

The available space comprises a net internal area of :

	SQ FT	SQ M	PARKING SPACES
FIRST FLOOR	6,349	589.8	9
GROUND FLOOR	6,254	581	9
TOTAL	12,603	1,170.8	18

DESCRIPTION

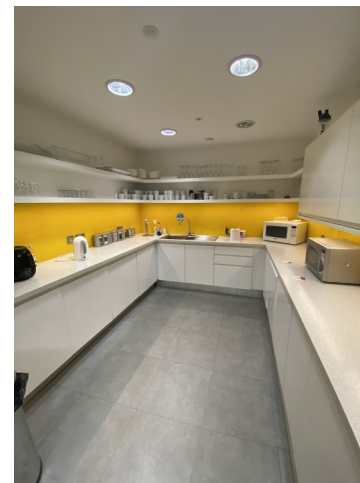
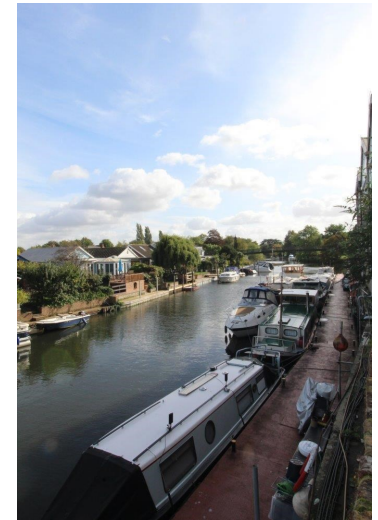
Ferry Works consists of a striking 3 storey converted Victorian factory. The available suites are situated on the ground and first floors. The ground floor comprises a substantial office which is predominantly open plan and enjoys many original features with exposed services, not to mention direct views over the River Thames from the large rear windows.

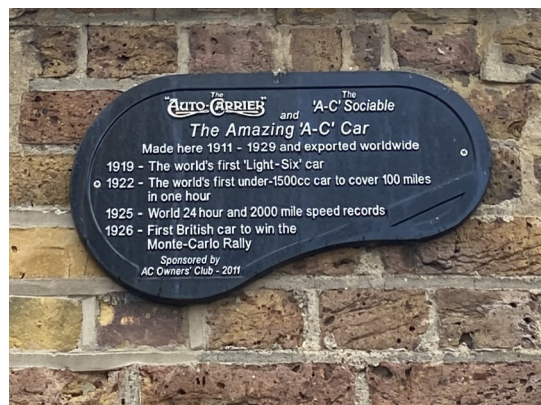
The suite has its own main front entrance and is approached via an impressive curved reception area with feature wood laminate flooring. There are two full glazed partitioned meeting rooms, a directors office, fully fitted kitchen with adjacent breakout area, male, female & disabled WCs, shower room, server room and storage room. The first floor is similar in layout and also enjoys river views. Note further space is also available on this development in adjacent buildings. Further details upon application.

There is some parking spaces/cycle racks on site with further spaces within a 2 minute walk.

AMENITIES

- ◆ Exposed services
- ◆ LG7 lighting
- ◆ Air conditioning
- ◆ Raised floors
- ◆ Server room
- ◆ Kitchen breakout area
- ◆ Striking reception area
- ◆ Male, female & disabled WCs
- ◆ Shower room
- ◆ 2 meeting rooms
- ◆ Directors office
- ◆ Double glazed windows
- ◆ Views of the River Thames
- ◆ 4 on site car spaces
- ◆ 14 further car parking spaces nearby





TERMS

The floors are available to let individually or combined on a new full repairing and insuring lease(s) for a term to be agreed.

RENT

£32.00 per sq ft.

BUSINESS RATES GROUND FLOOR

Rateable Value £118,000
Rates Payable £65,490 (25/26)

BUSINESS RATES FIRST FLOOR

To be separately assessed
(We would strongly advise you verify these figures with Merton Borough Council in due course.)

VAT

The building is not elected for VAT.

EPC

Rating D (81)

For further information or to arrange an inspection please contact:

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