

FINAL
SUITES
REMAINING



2,814 - 6,595 SQ FT WITH 29 PARKING SPACES

TO LET > 1ST AND 3RD FLOORS

MELITAHOUSE

124 BRIDGE ROAD, CHERTSEY, SURREY KT16 8LH

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



1ST/2ND FLOORS

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 1ST AND 3RD FLOORS.

THE FIRST FLOOR OF 3,781 SQ FT IS CURRENTLY LAID OUT TO PROVIDE KITCHEN/BREAK OUT AREA, 5 EXECUTIVE OFFICES/MEETING ROOMS, A 10 PERSON BOARDROOM, SERVER ROOM AND OPEN PLAN AREA FOR 20-30 DESKS. AVAILABLE AS IS, OR REFURBISHED TO OPEN PLAN OR FITTED TO SUIT, WITH THE BENEFIT OF 17 ON-SITE PARKING SPACES.

THE THIRD FLOOR OF 2,814 SQ FT WITH 12 PARKING SPACES COMPRISES A PREDOMINANTLY OPEN PLAN OFFICES WITH 24-30 WORKSTATIONS PLUS 10-12- PERSON BOARDROOM, 2 EXECUTIVE OFFICES, KITCHEN AREA AND COMMS ROOM INCLUDING WIRED CABINET. THE SPACE CAN BE EASILY ADAPTED TO TOTAL OPEN PLAN OR ALTERNATIVE LAYOUT.



THE BUILDING HAS
AN EXCELLENT PARKING
PROVISION BEHIND ACCESS
CONTROLLED GATES



SPECIFICATION

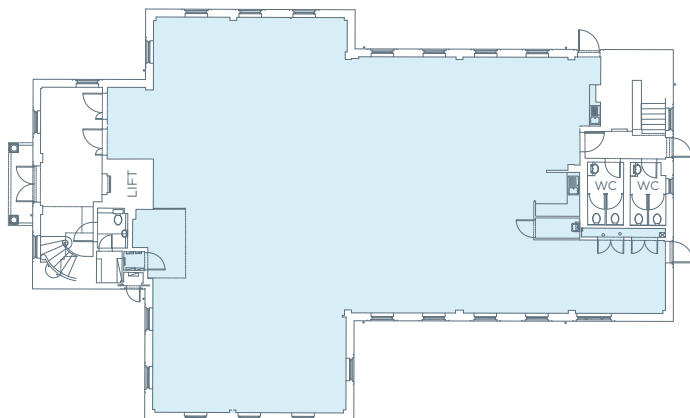
- > AIR-CONDITIONING
- > RAISED FLOORS
- > FITTED OR UNFITTED SPACE WITH OR WITHOUT FURNITURE
- > LIFT
- > 29 SECURE PARKING SPACES
- > BICYCLE RACKS
- > EPC B

AVAILABLE ACCOMMODATION

1ST

FLOOR

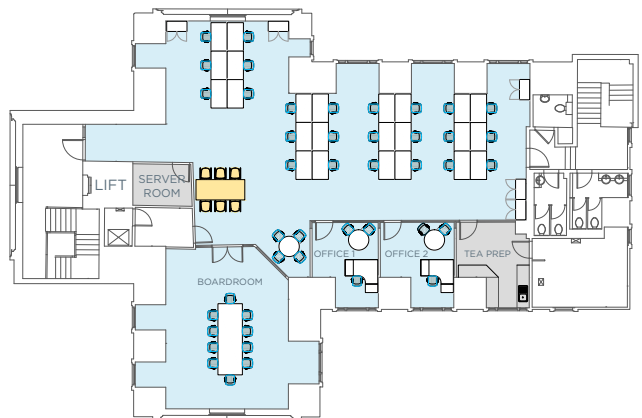
-  3,781 sq ft
-  17 parking spaces
-  EPC B



3RD

FLOOR

-  2,814 sq ft
-  12 parking spaces
-  EPC B

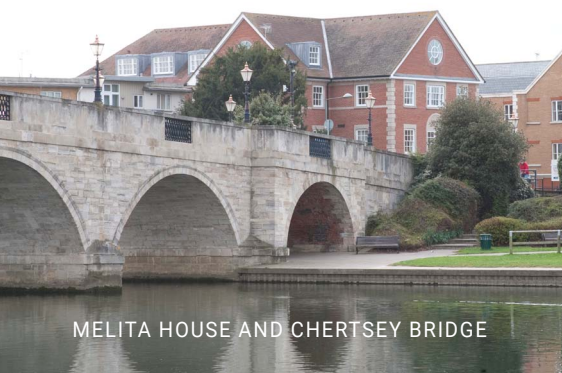




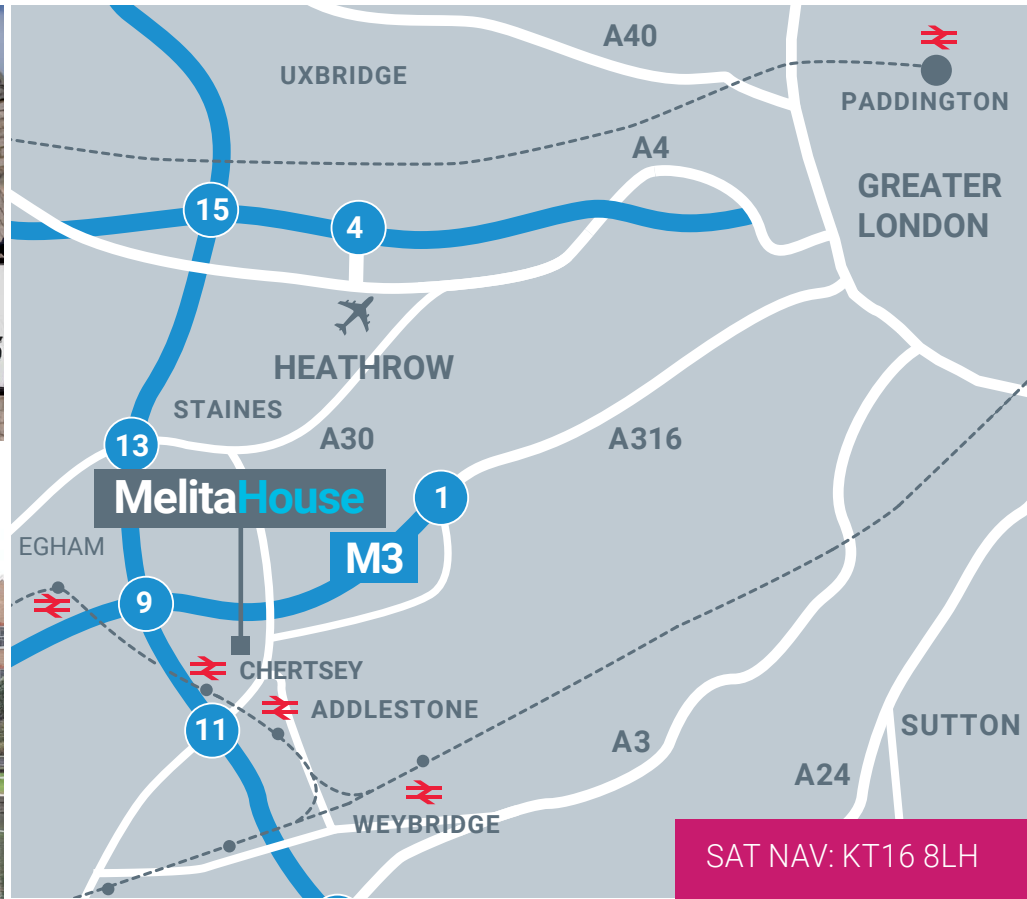
VIEW FROM MELITA HOUSE

📍 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



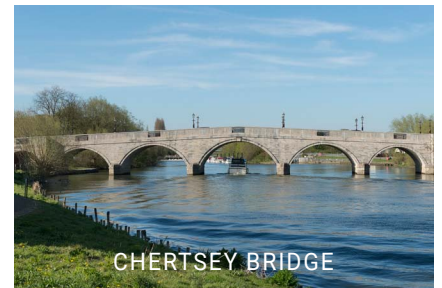
SAT NAV: KT16 8LH



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

MELITAHOUSE

> 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

2024 C£12.20 PSF BUT INTERESTED PARTIES TO CHECK WITH LOCAL RATING AUTHORITY

> SERVICE CHARGE

2024 £11.00 PSF

VIEWING STRICTLY BY APPOINTMENT WITH AGENTS

GEORGE O'CONNOR

e: goconnor@vailwilliams.com

t: 07836 544564

DAMIAN LAMBOURN

e: dl@lcprop.com

t: 07796 953360