

**SUPERB AIR CONDITIONED OFFICE SUITE**

**WITH 6 ON SITE CAR PARKING SPACES**

**CLOSE TO ESHER TOWN CENTRE**

**COMPETITIVE TERMS FOR NEGOTIATION**

**TO LET**

**1,690 SQ FT (157.01 SQ M APPROX)**



**TWO FURLONGS, PORTSMOUTH ROAD, ESHER, SURREY KT10 9AA**



## LOCATION

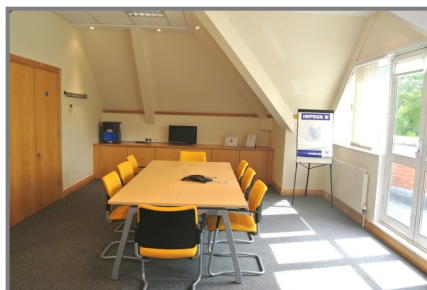
The building is prominently located on the A307 Portsmouth Road, Esher within a short distance of the town centre and Esher main line railway station which provides regular services to London Waterloo. There is easy road access to the A3 (either Hook or Cobham) and to junction 10 of the M25. The M3 (junction 1 Sunbury) is reached via the A308. Heathrow airport is within only 12 miles of the building with Gatwick airport some 26 miles to the south.

## DESCRIPTION

The available office suite comprises approximately 1,690 sq ft being the entire top floor of this prestigious three storey office building constructed some 18 years ago. The accommodation is laid out to provide a mixture of open plan and partitioned comfort cooled offices with a kitchen and 2 balconies with views over the nearby racecourse and Littleworth Common, the floor is accessed by a passenger lift as well as the main staircase.

## AMENITIES

- ◆ Comfort Cooled / air conditioning
- ◆ Gas fired central heating
- ◆ Fitted carpets
- ◆ Fully accessible raised floors
- ◆ Suspended ceilings with Cat II lighting
- ◆ Kitchen
- ◆ Shower facilities
- ◆ Male and female WCs
- ◆ Impressive communal reception area
- ◆ CCTV
- ◆ 6 on site car parking spaces



## LEASE TERMS

The suite is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## RENT

£46,475 per annum exclusive (£27.50 per sq ft).

## RATES

Rateable Value                    £46,000  
Rates Payable (2026/27) £19,872.00

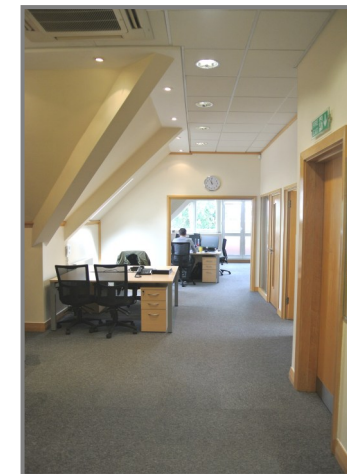
We strongly recommend you verify these figures with Elmbridge Borough Council.

## VAT

The building is elected for VAT and this will be payable on the rent and service charge.

## EPC

Rating: C (56)



Strictly by appointment through Landlord's agents:

### ANDY ARMIGER

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Particulars updated: 30.01.26