

REFURBISHED CHARACTER SELF-CONTAINED STUDIO STYLE OFFICES WITH EXCELLENT PARKING

TO LET

4,677 SQ FT REMAINING
(434.5 SQ M) APPROX
(PLUS RECEPTION)



FOUNDRY HOUSE, SUMMER ROAD, THAMES DITTON,
SURREY KT7 0QQ



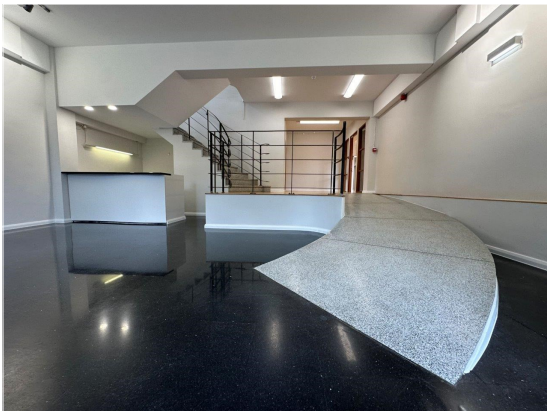
LOCATION

Foundry House is located close to the centre of Thames Ditton. The village 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.

For a map of this location please visit www.bing/maps and enter KT7 0QQ



Foundry House sits on the site of a once famous foundry where the bronze statue of Eros in Piccadilly Circus was cast, as were many of the bronze statues of Queen Victoria and other worthies throughout the British Empire. This is recorded by an historic blue plaque on the front of the property.



DESCRIPTION

Foundry House was built in the 1980s on mainly upper ground and first floor, and has just recently been fully refurbished. The property comprises a self-contained office building with its own open courtyard area to the front and an impressive reception area with marble staircase. The accommodation provides light, airy and interesting space with much of it being under a high vaulted roof.

The available upper ground floor provides a largely open plan space with some partitioned meeting rooms, an executive office and a kitchen. There is a combination of carpet and engineered wood flooring.

The offices benefit from excellent ceiling heights ranging from approx. 3m to 5.5m, feature aluminium windows and skylights providing good natural light, new LED lighting with some additional up/down lighting, under floor trunking, gas fired perimeter heating and male and female toilets on each floor. There are also attractive views over the adjacent church grounds.

Beneath the building is parking for up to 23 cars.

The building has achieved an EPC rating of B(42) and so will not require any further works in order to comply to the new regulations set to come into force in April 2030.



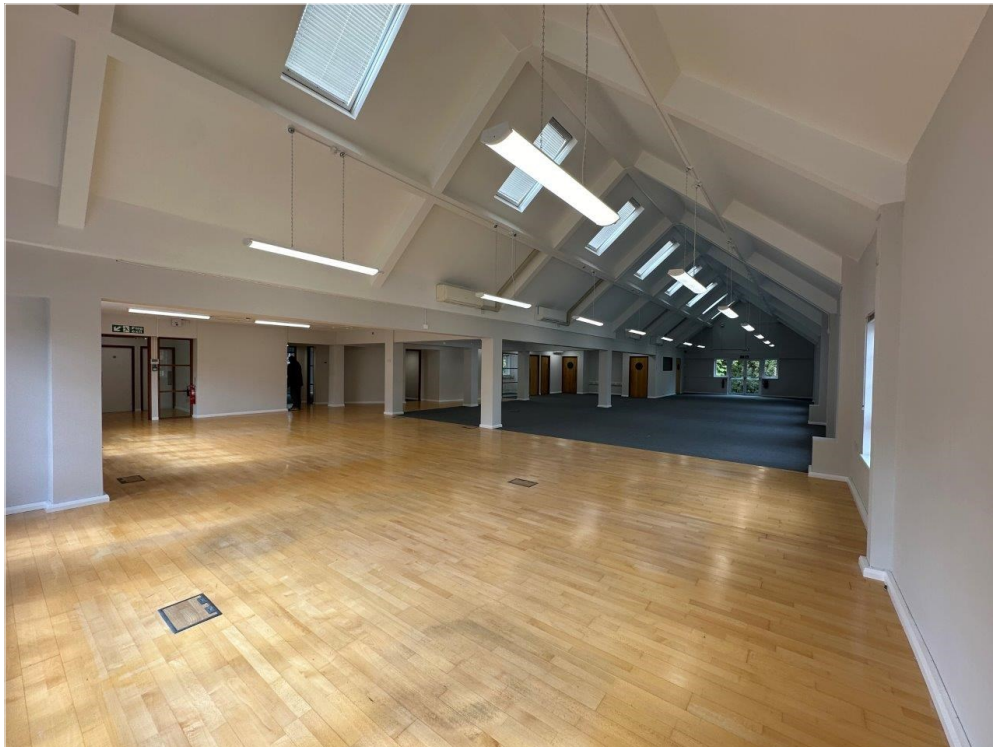
ACCOMMODATION

The available space comprises the following net internal floor areas:

FLOOR	SQ FT	SQ M	Car Spaces
Upper ground floor reception	610	56.7	-
Upper ground Floor Offices	4,677	434.5	23
First Floor Offices	Let	Let	-
TOTAL	5,287	491.2	23

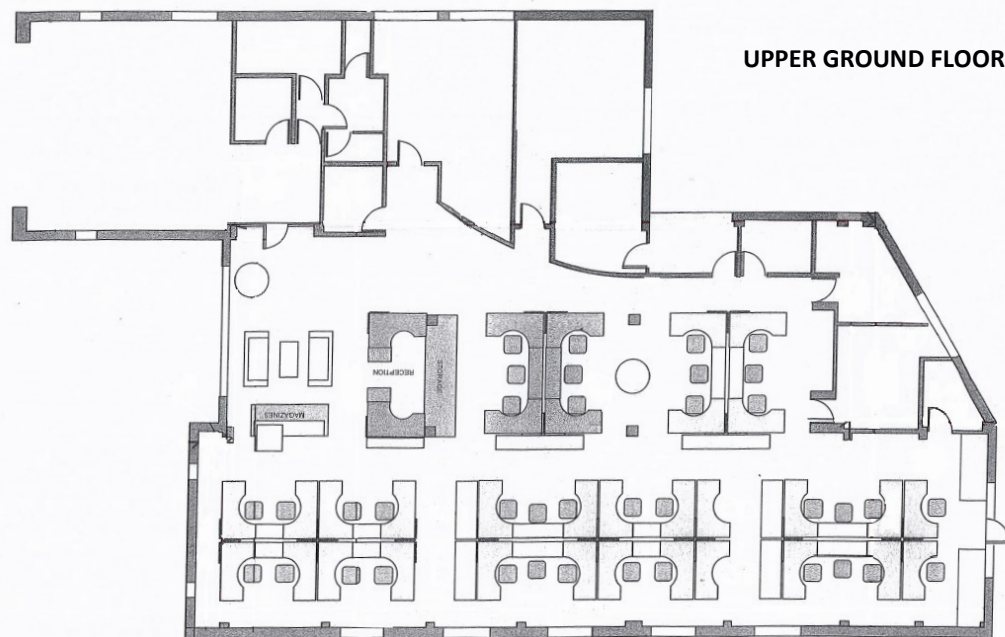
AMENITIES

- ◆ Impressive entrance/reception
- ◆ Excellent ceiling height
- ◆ Excellent natural light
- ◆ Air cooling/heating
- ◆ New LED lighting
- ◆ Mix of carpet and engineered timber flooring
- ◆ Cat VI cabling network throughout
- ◆ Underfloor trunking
- ◆ Kitchen
- ◆ New male & female WCs on each floor
- ◆ Disabled WC
- ◆ 23 on site car spaces, some of which are beneath the offices behind a secure shutter
- ◆ 2 EV charging points
- ◆ Server room



FLOOR PLANS

Not to scale - for indicative purposes only.



TERMS

The upper ground floor is available to let on a new FRI lease for a term to be agreed.

RENT

£152,664 per annum exclusive.

BUSINESS RATES

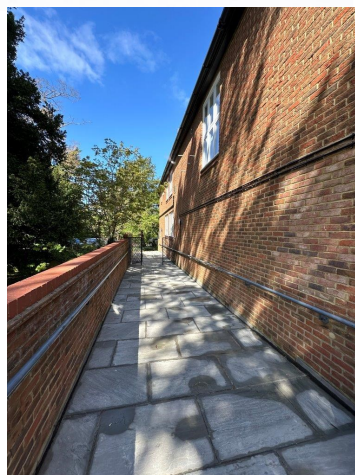
The ground floor will need to be reassessed for business rates in due course.

VAT

The building is elected for VAT.

EPC

Rating B(42)



For further information or to arrange an inspection please contact:

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Particulars updated: 22/03/2024

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