franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Rent £12,000 Per annum **Size** 280 Square feet **Ref** #3384

Address

Address: First floor office at Metalflake, Oakcroft Road

Postcode: KT9 1RH

Town: Chessington

Area: Surrey

Location

Located in a popular trading/ business estate in Chessington and within a ten minute walk to Chessington North train station

Description

A well-presented first floor office is available to let on a new lease or licence, offering an excellent opportunity for a small business seeking professional accommodation within an established building.

The office extends to approximately 280 sq ft and benefits from its own private W.C., together with a generously sized storage cupboard. A shared kitchenette facility is conveniently located just outside the office.

The property is situated within a larger building, with the ground floor occupied by the landlord’s operational business and the remaining first floor offices let to a single tenant, creating a well-managed and professional environment.

The accommodation is offered with one allocated parking space, with the potential for a second space available by separate negotiation. There is plenty of on street parking located to the front of the building.

Current access hours are 8:30am to 5:00pm, Monday to Friday. There may be scope to extend these hours, subject to agreement once a tenant is established.

Rent : £12,000 p.a. to include utilities and business rates.

General Information

Tenure:	Leasehold
Rent:	£12,000 Per annum
Legal fees:	Each party to bear their own
Lease details:	New lease or license term to be agreed.

Features

- ✓ 'E' Use class
- ✓ Close to railway station
- ✓ Demised parking

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.








