



**Rent** £11,000 Per annum + VAT

**Size** 320 Square feet

**Ref** #2896

## Address

**Address:** First floor office, Bridge House, 11 Creek Road

**Postcode:** KT8 9BE

**Town:** East Molesey

**Area:** Surrey

## Location

Situated opposite Hampton Court Station (Zone 6 – South Western Railway) with direct trains to London Waterloo. Close proximity to cafés, restaurants, and local shops and moments from the scenic River Thames and Hampton Court Palace.

## Description

A bright and well-positioned 4–5 person office available to let, ideally situated directly opposite Hampton Court Train Station—perfect for businesses seeking excellent transport links and a prestigious location.

This self-contained office measures approximately 320 sq ft, offering a practical layout ideal for a small team or satellite office.

The space benefits from natural light and a clean, professional environment, with access to shared kitchenette and WC facilities within the building.

Service Charge: £500 per annum + VAT (Includes gas and electricity. Tenants to arrange and pay for their own phone line and internet.)

## General Information

|                       |   |
|-----------------------|---|
| <b>Tenure:</b>        | Leasehold   |
| <b>Rent:</b>          | £11,000 Per annum + VAT   |
| <b>Legal fees:</b>    | Not specified   |
| <b>Lease details:</b> | 12 month licence with mutual three month notice to break at any time. |

## Features

- ✓ All-inclusive terms
- ✓ Character property
- ✓ Close to station
- ✓ Entry phone
- ✓ Fantastic location
- ✓ First floor

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

