



**Rent** £20,000 Per annum

**Size** 800 Square feet

**Ref** #3026

## Address

**Address:** Easterly Boathouse, The Towpath, Manor Road

**Postcode:** KT12 2PF

**Town:** Walton On Thames

**Area:** Surrey

## Location

Stunning location on the towpath overlooking the River Thames and next to The Anglers pub and The Swan pub. Walton High Street is just a five minute walk with its excellent variety of shops, restaurants/cafe's and supermarkets.

## Description

We are pleased to offer this bright and spacious office suite ideally located on the towpath overlooking the River Thames.

The office is open plan, but has two areas measuring approximately 325 sq ft on the left hand side and 400 sq ft on the right hand side. The office can easily accommodate 7 desks and also benefits from a kitchenette and WC. There is parking close by.

Available by way of a new lease for a term to be agreed.

(Office users only)

EPC Rating C.

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£20,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Rateable value:</b>	TBC
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Close to river
- ✓ Fantastic location
- ✓ Parking close by

## 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.





