



Victory House

Cox Lane, Chessington, KT9 1SG

Prominent second floor office suite located on established commercial area

3,682 sq ft
(342.07 sq m)

- Air conditioning
- 6 parking spaces
- LED lighting
- Large kitchen and break out area
- Established commercial location close to the A3
- EPC (C)

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Summary

Available Size	3,682 sq ft
Rent	£70,000 per annum
EPC Rating	Upon enquiry

Description

The available accommodation comprises a second-floor office suite currently configured as a largely open plan office with various individual offices and meeting rooms, together with kitchenette and WC and shower facilities. Internally the office benefits from LED lighting, air conditioning throughout, raised access floors, along with a large communal kitchen and break out area at ground floor level. There are also several meeting rooms on the ground floor available on a flexible basis by way of separate agreement with the Landlord.

There are 6 allocated parking spaces to the front of the building.

Location

Victory House is located off Cox Lane, Chessington within an established commercial centre. Chessington benefits from excellent transport links being adjacent to the A3 dual carriageway which offers direct access into Central London and Junction 9 and 10 of the M25. Mainline railway services are provided from Chessington North (0.8 miles) and Tolworth (0.9 miles).

Terms

A new lease is available directly from the Landlord for a term to be agreed.

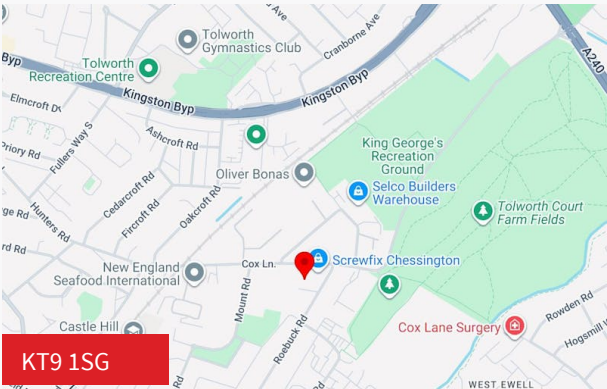
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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