

41 CHOBHAM ROAD, WOKING, SURREY GU21 6JD

FAX: +44 (0) 1483 723347

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**MORGAN
SMITHYES**

INDEPENDENT COMMERCIAL PROPERTY SPECIALISTS

01483 723344

www.morgansmithyes.co.uk

SELF-CONTAINED OFFICE BUILDING 8,133 SQ FT (756 SQ M)



**AKZO HOUSE, 1-5 QUEENS ROAD, HERSHAM
SURREY KT12 5NL**

FOR SALE / TO LET

SALES LETTINGS ACQUISITIONS RENT REVIEWS LEASE RENEWALS MANAGEMENT RATING

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The services provided (if any) have not been tested and prospective purchasers/tenants are advised to commission their own surveys. Any rent or price stated in these details is exclusive of VAT where applicable.

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SITUATION:

The property is situated on Queens Road facing The Green.

Hersham British Rail station is approximately 1 mile distant which provides a direct line service to London (Waterloo) of approximately 35 minutes.

Road communications are excellent, the town centre being approximately 4 miles distant from the A3 (junctions at Cobham and Esher), and in turn the national motorway network.

DESCRIPTION:

3 storey office building constructed in the 1970s.

Reception	240 sq ft
Ground floor	2,494 sq ft
First floor	2,761 sq ft
Second floor	2,638 sq ft
Total	8,133 sq ft

The available space offers the following amenities:

- Air conditioning (partial to ground floor)
- Suspended ceilings
- Partitioned to provide a number of offices and open plan
- Passenger lift
- Male and female WCs
- Kitchen facilities on each floor
- Sauna
- 8 dedicated car parking space plus the right to use a further 18 spaces

VIEWING:

Strictly by appointment with sole agents:

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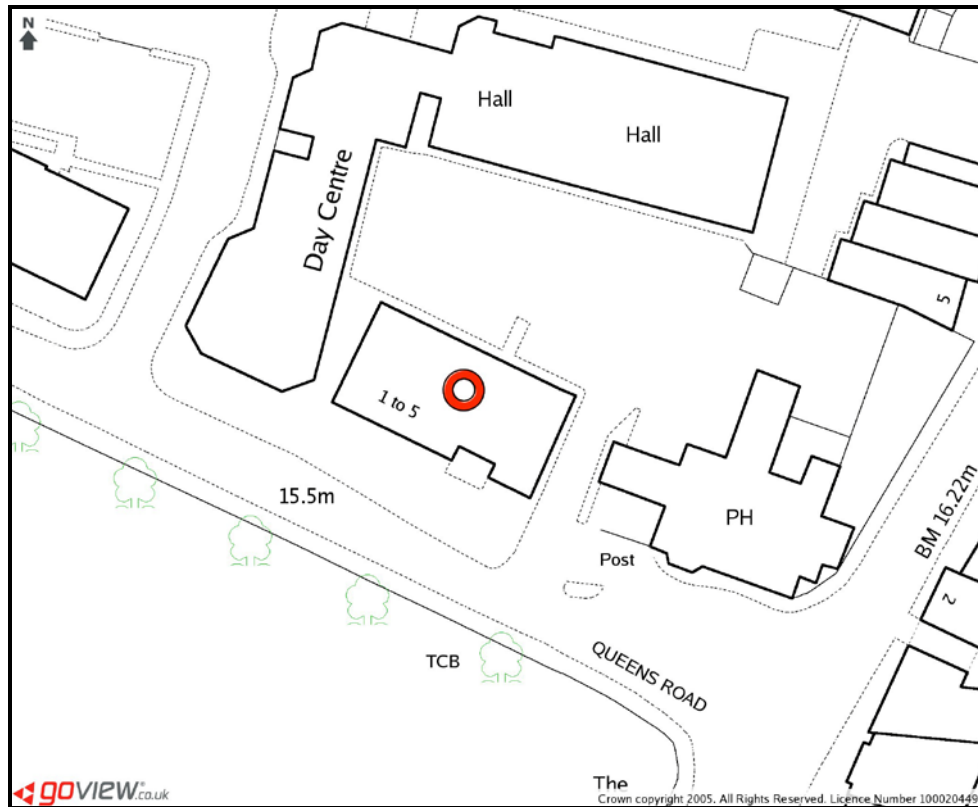
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