1,455 - 3,781 sq ft WTH 16 PARKING SPACES

TO LET > 1ST FLOOR

MELITAHOUSE

124 BRIDGE ROAD, CHERTSEY, SURREY KT16 8LH

- AIR CONDITIONED GRADE A OFFICES
- >FULLY FURNISHED
- >CONVENTIONAL/>FLEXIBLE LEASE
- >PROMINENT RIVERSIDE LOCATION

THE BUILDING HAS AN EXCELLENT PARKING PROVISION BEHIND ACCESS CONTROLLED GATES

DESCRIPTION

MELITA HOUSE WAS CONSTRUCTED IN 1996 AND COMPRISES A 13,980 SQ FT MODERN OFFICE BUILDING WITH 69 PARKING SPACES.

FOLLOWING THE RECENT LETTINGS OF THE GROUND, 2ND AND THIRD FLOORS, THE 1ST FLOOR PROVIDES THE FINAL AVAILABLE SPACE, COMPRISING A WHOLE FLOOR OF 3,781 SQ FT OR SPLIT INTO SUITES OF 1,455 SQ FT AND 2,240 SQ FT, EACH WITH THEIR OWN KITCHEN, CAT 6 CABLING AND INDEPENDANT M&E SERVICES.

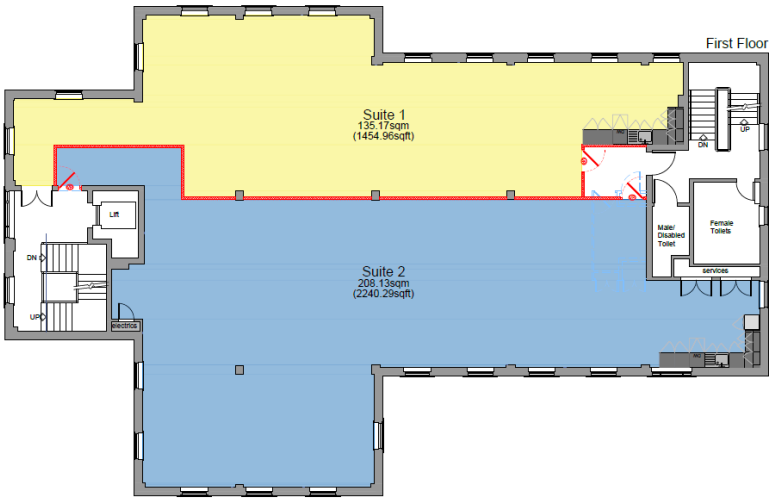
SPECIFICATION

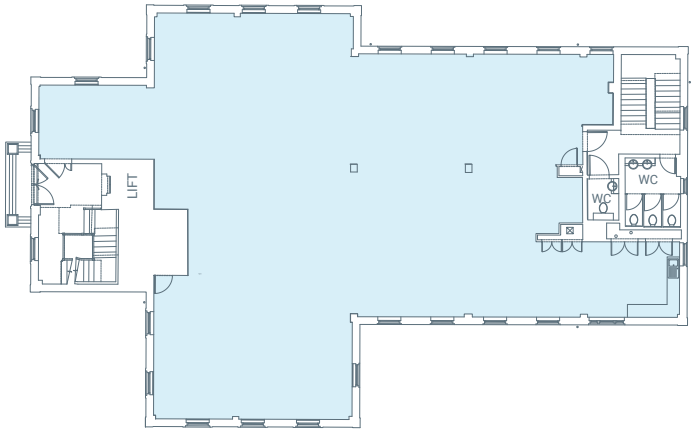
- AIR-CONDITIONING
- RAISED FLOORS
- FITTED OR UNFITTED SPACE WITH OR WITHOUT FURNITURE
- LIFT
- 16 SECURE PARKING SPACES
- BICYCLE RACKS
- EPC C61

AVAILABLE ACCOMMODATION

1ST FLOOR

3,781 sq ft
16 parking spaces
EPC C61





*1st floor can be let as a whole or in 2 suites

VIEW FROM MELITA HOUSE

LOCATION

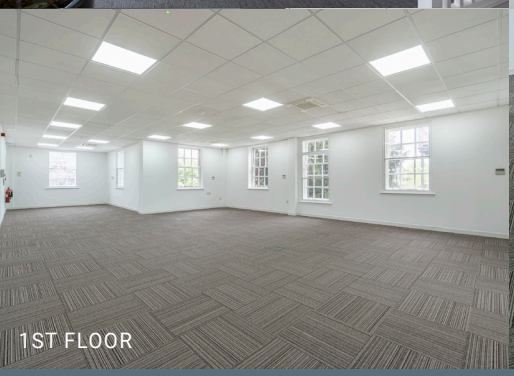
> LOCATION MELITA HOUSE IS LOCATED IN A HIGHLY PROMINENT POSITION OVERLOOKING **THE RIVER THAMES** WITH FRONTAGE ONTO **BRIDGE ROAD (B375)** THE BUILDING IS A SHORT DISTANCE FROM **TOWN CENTRE** BUT WITH **FOOD AND BEVERAGE** FACILITIES ADJACENT AND OPPOSITE. **CHERTSEY RAILWAY STATION** IS APPROXIMATELY ONE MILE TO THE EAST (51 MINUTES TO LONDON WATERLOO). **JUNCTION 11 OF THE M25** IS 1.5 MILES AND **JUNCTION 2 OF THE M3** 4 MILES, WITH **HEATHROW** AND **GATWICK** EASILY ACCESSIBLE.

MELITA HOUSE AND CHERTSEY BRIDGE

THE BRIDGE PUB

THE KINGFISHER PUB

CHERTSEY BRIDGE



> TERMS

BUILDINGS MUST MEET OCCUPIERS NEEDS, AT MELITA HOUSE WE ARE ABLE TO CONSIDER CONVENTIONAL LEASES AS WELL AS PRICING IN FLEXIBILITY. THE SUITES OFFER CATEGORY A+ OFFICES AND HAVE BEEN FITTED TO A HIGH SPECIFICATION AND READY TO USE.

> QUOTING RENT

FROM £26.50 PSF for whole floors or £29.50psf for smaller suites

> RATES PAYABLE

2026 c£12.20 PSF BUT INTERESTED PARTIES TO CHECK WITH LOCAL RATING AUTHORITY

> SERVICE CHARGE

2026 £9.97 PSF

VIEWING STRICTLY BY APPOINTMENT WITH AGENTS

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