

FINAL
SUITES
REMAINING



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

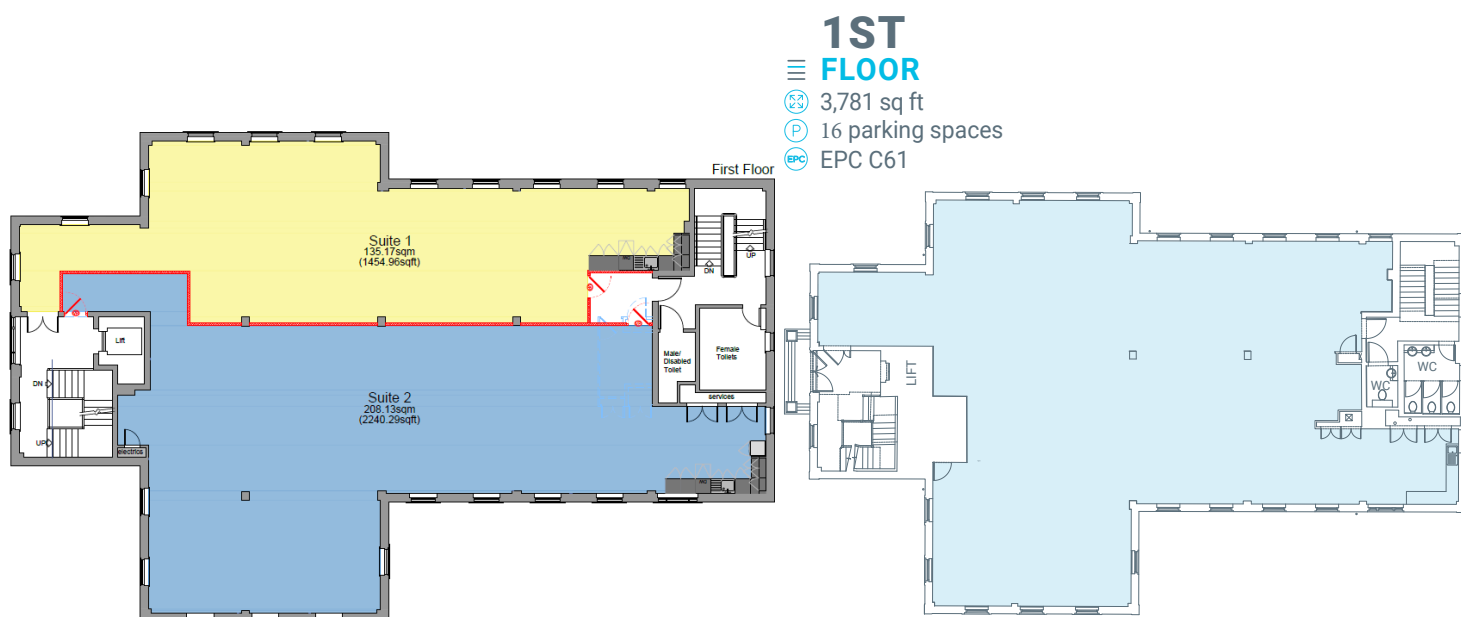
MELITA HOUSE WAS CONSTRUCTED IN 1996 AND COMPRISES A 13,980 SQ FT MODERN OFFICE BUILDING WITH 69 PARKING SPACES.

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 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



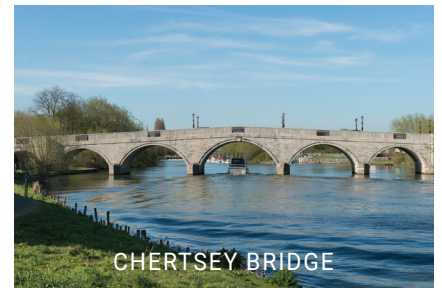
SAT NAV: KT16 8LH



THE BRIDGE PUB



THE KINGFISHER PUB



CHERTSEY BRIDGE



THE BRIDGE PUB

THE KINGFISHER PUB

THAMES SIDE

CHERTSEY BRIDGE

CHERTSEY BRIDGE ROAD

M3 - J1 (4 MILES)

RIVER THAMES

M25/M3 (1.5 MILES)

TOWN CENTRE

BRIDGE ROAD (B375)

BP GARAGE

MELITA HOUSE

BRIDGE WHARF



> 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

2025 c£12.20 PSF BUT INTERESTED PARTIES TO CHECK WITH LOCAL RATING AUTHORITY

> SERVICE CHARGE

2025 £11.46 PSF

VIEWING STRICTLY BY APPOINTMENT WITH AGENTS



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