



# MelitaHouse

124 Bridge Road  
Chertsey,  
Surrey KT16 8LA

[www.melitachertsey.com](http://www.melitachertsey.com)

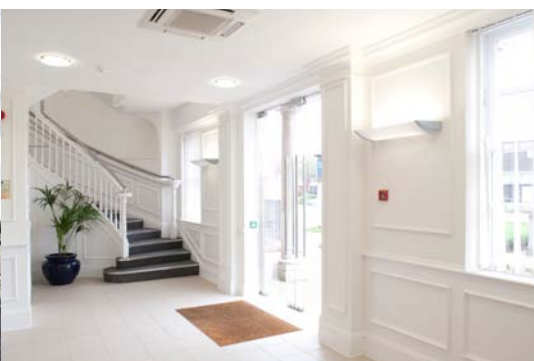
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## FINAL SUITE AVAILABLE

AIR CONDITIONED GROUND FLOOR OFFICE  
TO LET IN THIS PROMINENT BUILDING

## TO LET

2,212 SQ FT  
WITH 11 CAR SPACES



# MelitaHouse

Melita House was constructed in 1996 and comprises modern purpose built high quality offices. The available accommodation consists of the ground floor which has been refurbished and split into 2 suites with the final 2,212 sq ft suite available.

- Air Conditioning
- Full Access Raised Floors
- Refurbished Offices
- Kitchenette, Shower & WC's
- Suspended Ceilings with Recessed LED Light Fittings
- 11 Secure On-Site Parking Spaces
- Double Glazed Sash Windows
- Security Access Control with CCTV
- Bicycle Racks

## Ground Floor



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 **Chertsey Town Centre** 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.

**Terms:** A new FRI lease is available for a term to be agreed direct from the freeholders, at a rent of £60,000 per annum exclusive.

**Rates:** Now the floor has been split a new rating assessment will be required but would anticipate rates payable of circa £10.50psf. Interested parties should satisfy themselves of this.

**Service charge:** The Service Charge for 2018/19 is c£21,000 (£9.52 psf).

**EPC:** B 50

**Viewing:** Strictly by appointment with agents:



**Elliot McNish**  
New Ballerino & Co  
07545 803419



**Damian Lambourn**  
dl@lcprop.com  
07796 953360

**Website:** [www.melitachertsey.com](http://www.melitachertsey.com) Click to watch Melita House Video

NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded. October 2018