

**FINAL
SUITES
REMAINING**



2,814 TO 6,595 SQ FT WITH 29 PARKING SPACES

TO LET > 2ND FLOOR

MELITA HOUSE

124 BRIDGE ROAD, CHERTSEY, SURREY KT16 8LH

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



DESCRIPTION

MELITA HOUSE WAS CONSTRUCTED IN 1996 AND COMPRISES A 13,980 SQ FT MODERN OFFICE BUILDING WITH 69 PARKING SPACES. THE AVAILABLE SPACE COMPRISES THE 2ND AND 3RD FLOORS.

THE 2ND FLOOR COMPRISES A FULLY FITTED NEWLY REFURBISHED OFFICE SUITE AND INCORPORATES A CATEGORY A+ FIT OUT WHICH INCLUDES NEW KITCHEN AND COLLABORATION SPACE, OPEN PLAN OFFICE AREA WITH 32 WORKSTATIONS, 5 PRIVATE OFFICES, 2 LARGER BOARDROOM /MEETING ROOMS, COMMS ROOM INCLUDING WIRED CABINET, AND PRIVATE RECEPTION.

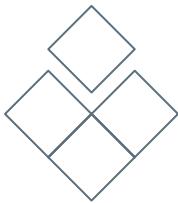
THE 3RD FLOOR IS ALSO FULLY FITTED TO A MODERN SPECIFICATION BUT WOULD BENEFIT FROM A LIGHT REFURBISHMENT.



THE BUILDING HAS
AN EXCELLENT PARKING
PROVISION BEHIND ACCESS
CONTROLLED GATES



GOOD TO BE BACK AT THE OFFICE...



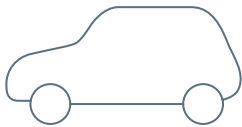
FLEXIBLE
FIT OUT



DEMISED
KITCHENETTES



SHOWER
ROOMS



ON-SITE
PARKING



RIVERSIDE
LOCATION



CYCLE
STORAGE

MELITA HOUSE, HOME FROM HOME.



SPECIFICATION

- > WORKSTATIONS
(32 ON 2ND FLOOR, 19 ON 3RD FLOOR)
- > EXECUTIVE OFFICES
(5 ON 2ND FLOOR, 2 ON 3RD FLOOR)
- > MEETING/BOARDROOMS
(2 ON 2ND FLOOR, 1 ON 3RD FLOOR)
- > CAT 5E/6 CABLING CONNECTED TO
COMMS CABINET
- > NEW KITCHEN AND COLLABORATION
ON 2ND FLOOR
- > AIR CONDITIONING
- > KITCHEN ON 3RD FLOOR
- > FULL ACCESS RAISED FLOORS
- > SUSPENDED CEILINGS WITH NEW LED
LIGHT FITTINGS.
- > SECURE ON-SITE PARKING SPACES
- > SECURITY ACCESS CONTROL WITH CCTV
- > BICYCLE RACKS
- > SHOWER & WC'S
- > NEW CARPETS
- > PRIVATE RECEPTION AREA

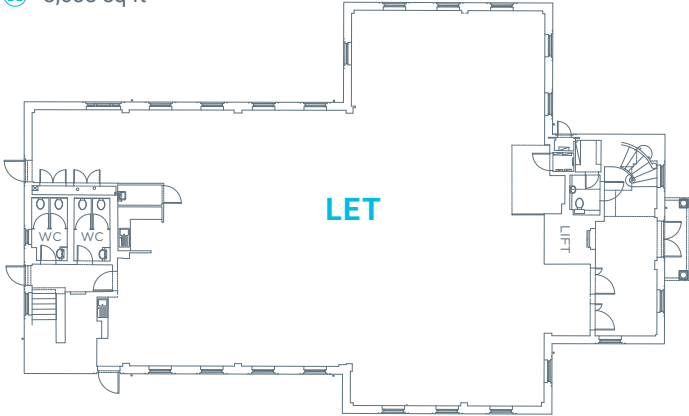


ACCOMMODATION

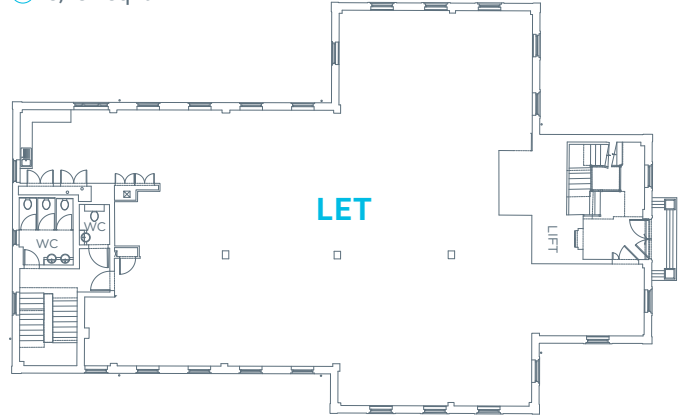
TOTAL FLOOR AREA 6,595 SQ FT 29 parking spaces

Occupied Available

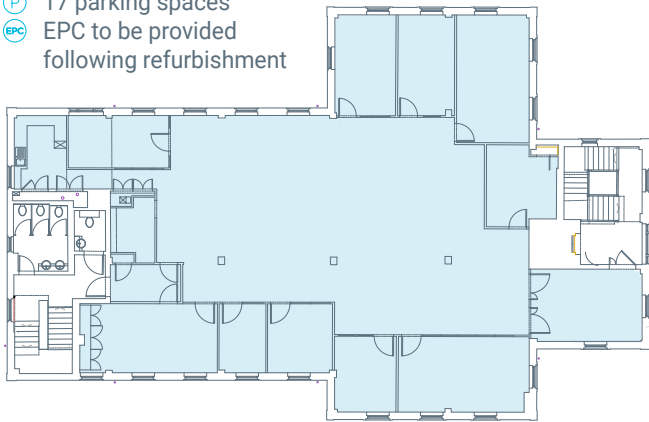
GND*
FLOOR
3,683 sq ft



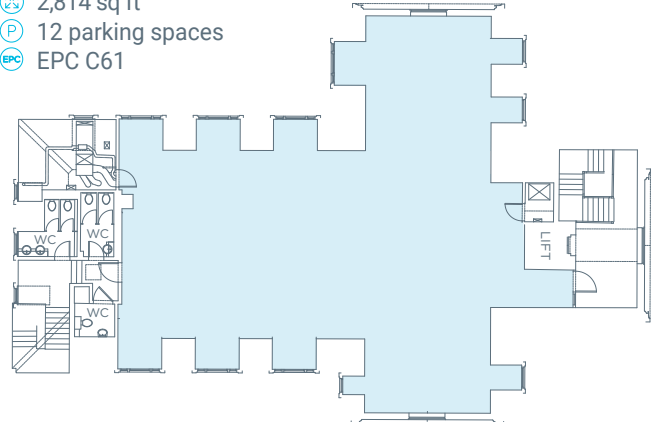
1ST
FLOOR
3,781 sq ft



2ND
FLOOR
3,781 sq ft
17 parking spaces
EPC to be provided following refurbishment

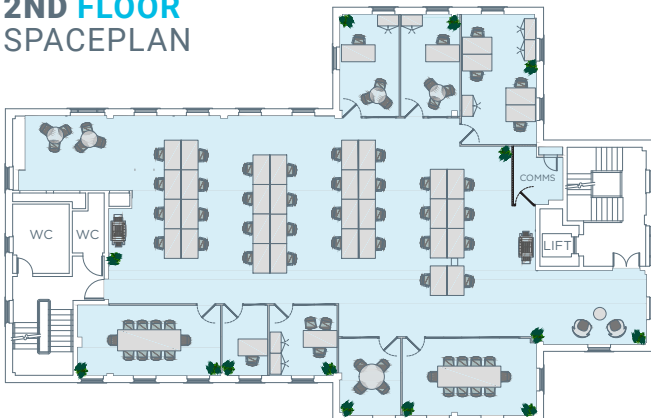


3RD
FLOOR
2,814 sq ft
12 parking spaces
EPC C61

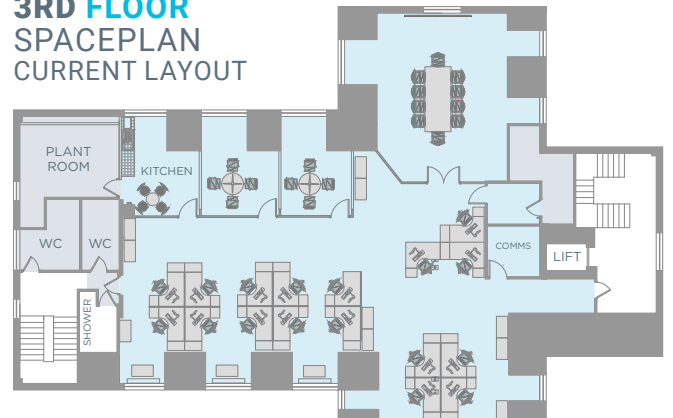


SPACEPLANS

2ND FLOOR
SPACEPLAN



3RD FLOOR
SPACEPLAN
CURRENT LAYOUT

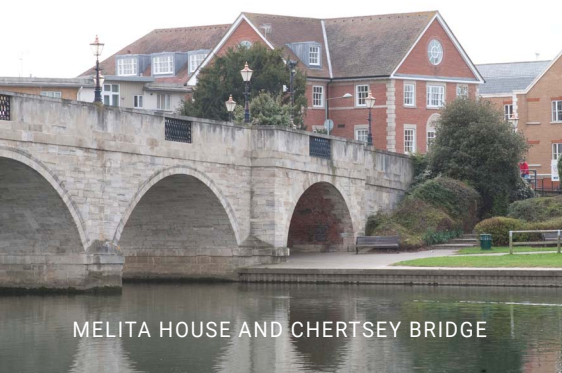




VIEW FROM MELITA HOUSE

📍 LOCATION

> **LOCATION** MELITA HOUSE IS LOCATED IN A HIGHLY PROMINENT POSITION OVERLOOKING **THE RIVER THAMES** WITH FRONTAGE ONTO **BRIDGE ROAD (B375)** HE 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.



MELITA HOUSE AND CHERTSEY BRIDGE



SAT NAV: KT16 8LH



THE BRIDGE PUB



THE KINGFISHER PUB



CHERTSEY BRIDGE



THE BRIDGE PUB

THE KINGFISHER PUB

M25/M3 (1.5 MILES)

TOWN CENTRE

THAMES SIDE

CHERTSEY BRIDGE

BRIDGE ROAD (B375)

BP GARAGE

CHERTSEY BRIDGE ROAD

M3 - J1 (4 MILES)

MELITAHOUSE

BRIDGE WHARF

RIVER THAMES

MELITAHOUSE

> TERMS

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

QUOTING RENT - FROM £25.00PSF PER ANNUM EXCLUSIVE.
CALL THE AGENTS TO DISCUSS TERMS IN MORE DETAIL.

VIEWING STRICTLY BY APPOINTMENT WITH AGENTS

GEORGE O'CONNOR

e: goc@vailwilliams.com
t: 07836 544564

DAMIAN LAMBOURN

e: dl@prop.com
t: 07796 953360