



## Office 1 Thorogood House

34 Tolworth Close, Tolworth, KT6 7EW

**Ground floor office within  
close reach of A3 at Tolworth  
& mainline train station**

**286 sq ft**  
(26.57 sq m)

- Good natural light
- Class E - suitable for a range of uses
- Hard wood floor throughout
- Suspended ceiling with diffused lighting system
- Shared kitchenette and male/female WCs
- 1 parking space
- Free on-street parking

## Summary

|                |  |
|----------------|--|
| Available Size | 286 sq ft  |
| Rent           | £7,500 per annum   |
| Rates Payable  | £2,295.40 per annum<br>This office should qualify for 100% business rates relief |
| Rateable Value | £4,600   |
| EPC Rating     | C (75)   |

## Description

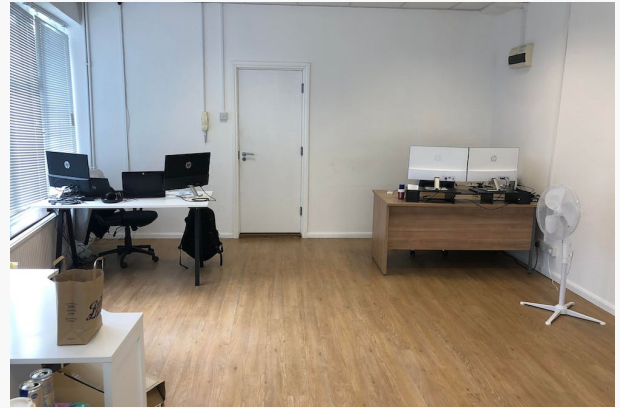
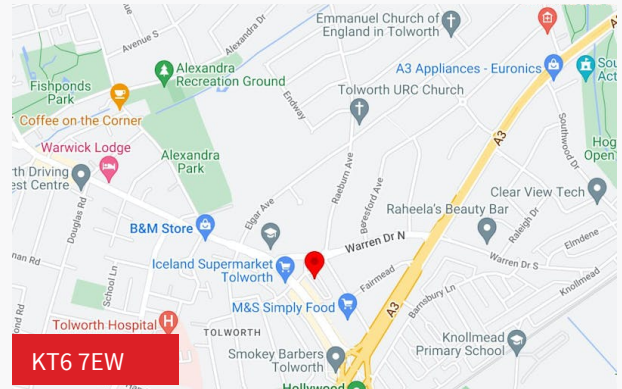
A ground floor office with private entrance door and shared kitchenette and washroom facilities.

## Location

The office is conveniently situated on a small estate of light industrial and office buildings directly behind Tolworth Tower and close by to Tolworth Broadway thereby offering easy access to the A3 London/Guildford Road. Tolworth Station (London Waterloo) is a short walk away

## Terms

A new lease is available directly from the landlord for a term to be agreed. All costs quoted exclusive of VAT, service charge, business rates and utilities.



## Viewing & Further Information

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