

**FINAL  
SUITE  
REMAINING**



**3,781 SQ FT WITH 17 PARKING SPACES**

TO LET > 2ND FLOOR

# MELITA HOUSE

124 BRIDGE ROAD, CHERTSEY, SURREY KT16 8LH

**73%  
LET**

- ❄️ **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 66 PARKING SPACES. A FULLY FITTED REFURBISHED OFFICE SUITE IS AVAILABLE ON THE SECOND FLOOR WITH DATA CABLING.

THE SUITE HAS BEEN FULLY REFURBISHED 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 BUILDING HAS  
AN EXCELLENT PARKING  
PROVISION BEHIND ACCESS  
CONTROLLED GATES





## SPECIFICATION

- > 32 WORKSTATIONS
- > 5 EXECUTIVE OFFICES
- > 2 BOARDROOMS/LARGER MEETING ROOMS
- > CAT 5E/6 CABLING CONNECTED TO COMMS CABINET
- > NEW KITCHEN AND COLLABORATION AREA
- > AIR CONDITIONING
- > 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

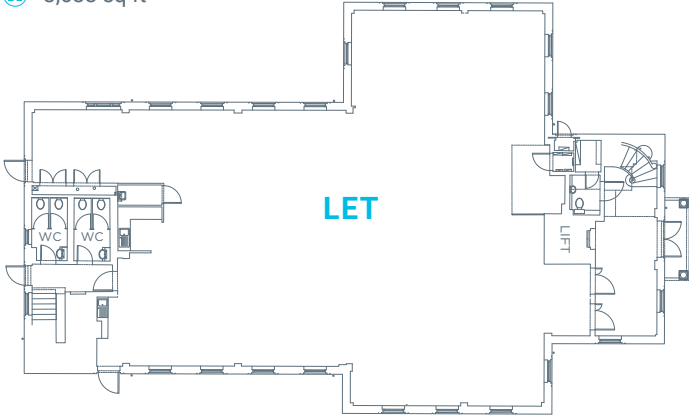


**ACCOMMODATION**

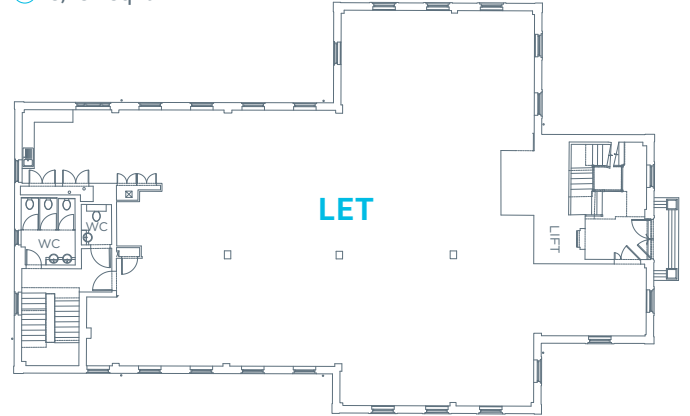
**TOTAL FLOOR AREA** 3,781 SQ FT 17 parking spaces

Occupied Available

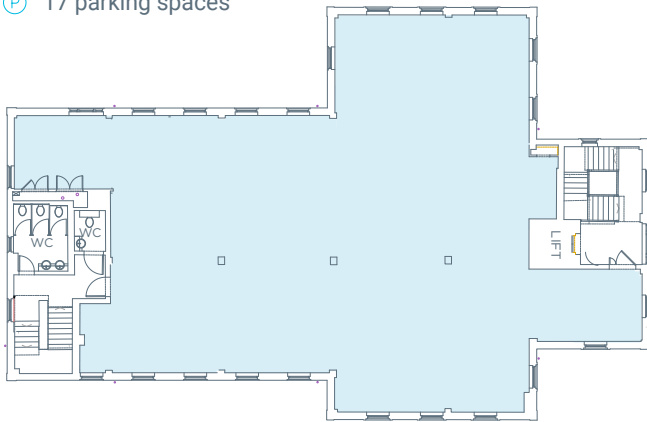
**GND\***  
FLOOR  
3,683 sq ft



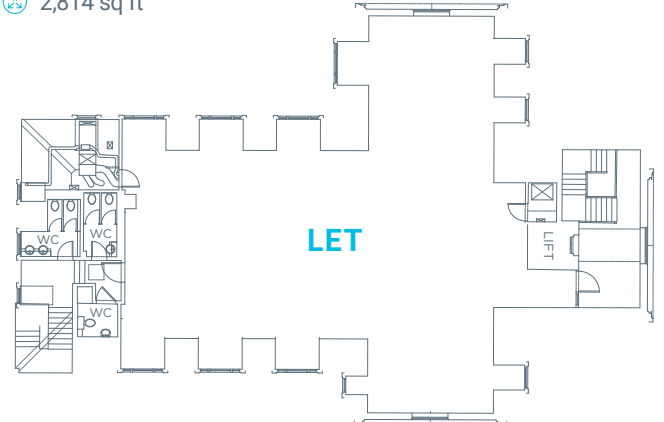
**1ST**  
FLOOR  
3,781 sq ft



**2ND**  
FLOOR  
3,781 sq ft  
17 parking spaces



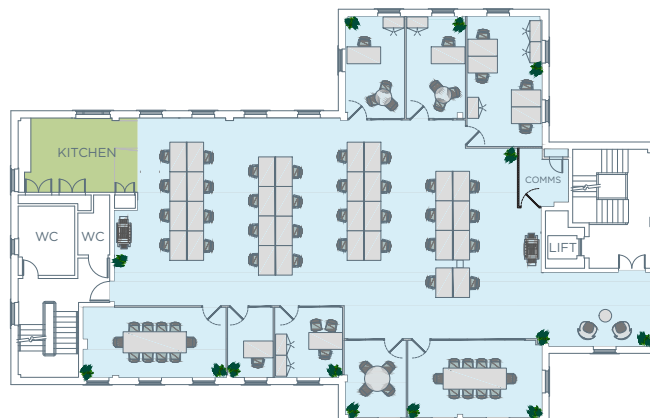
**3RD**  
FLOOR  
2,814 sq ft



**SPACEPLANS**

**2ND**  
FLOOR  
3,781 sq ft  
17 parking spaces

**THE SUITE HAS BEEN RECENTLY FULLY FURNISHED AND FITTED OUT AS FOLLOWS:**







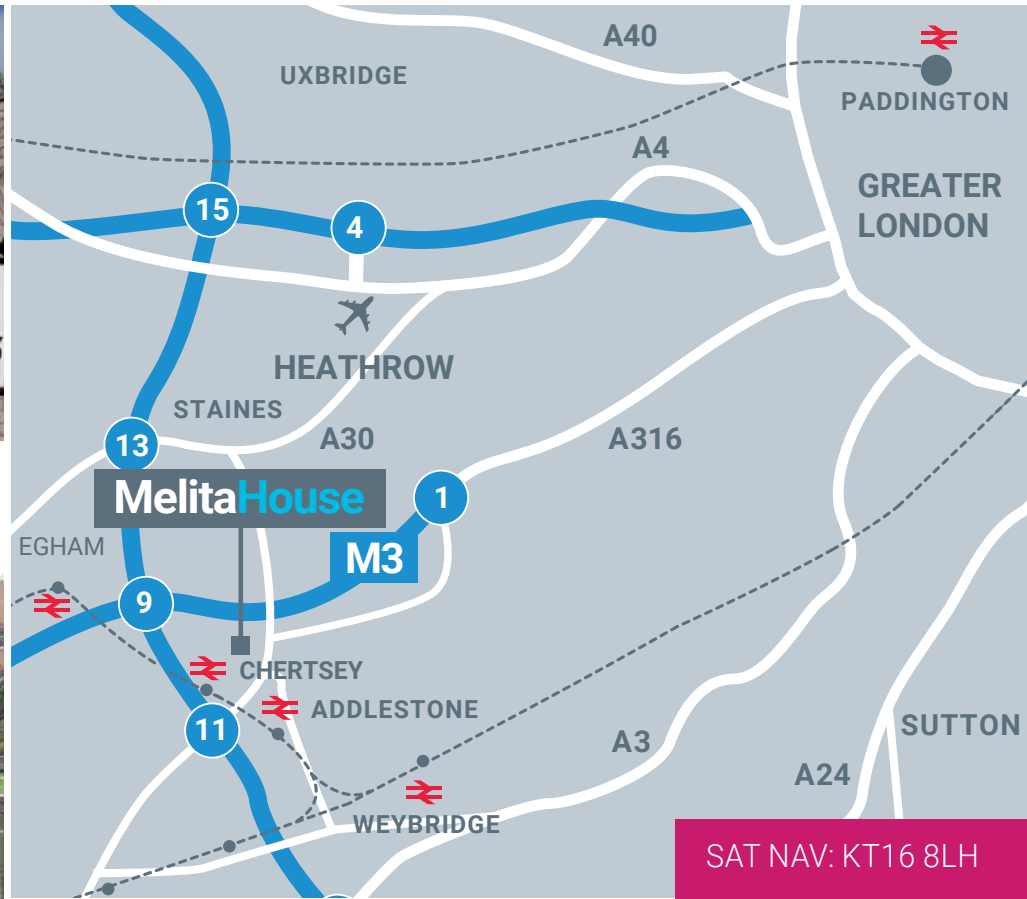
VIEW FROM MELITA HOUSE

## 📍 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 **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

THAMES SIDE

CHERTSEY BRIDGE

CHERTSEY BRIDGE ROAD

M3 - J1 (4 MILES)

RIVER THAMES

MELITAHOUSE

BRIDGE WHARF

BRIDGE ROAD (B375)

BP GARAGE

M25/M3 (1.5 MILES)

TOWN CENTRE



# MELITAHOUSE

GOOD TO BE BACK AT THE OFFICE... MELITA HOUSE, HOME FROM HOME.



FLEXIBLE  
FIT OUT



DEMISED  
KITCHENETTES



SHOWER  
ROOMS



ON-SITE  
PARKING



CYCLE  
STORAGE



RIVERSIDE  
LOCATION

## > 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

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