

## SURBITON TOWN CENTRE OFFICES TO LET



### **Type**

A suite of offices arranged on the first and second floors with private side entrance door.

### **Lease**

A new Lease is offered for a term of three years and upwards.

### **Rent**

£17,500 per annum exclusive.

### **Area**

Net Internal Area – 850 square feet (79 square metres)

One/Two car parking spaces within rear private car park.

### **Business Rates**

Nil business rates payable.

### **Legal Costs**

Each party to cover their own legal costs.

### **Further Details/Viewings**

Please contact Wallakers Commercial on 020 8399 5381.

[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)

[csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)

**First and Second Floor Offices, 35A Victoria Road, Surbiton, Surrey KT6 4JT**

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

## First and Second Floor Offices, 35A Victoria Road, Surbiton, Surrey KT6 4JT

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<b>LOCATION:</b>	<p>The offices are situated in a highly convenient location in Surbiton Town Centre on the main shopping thoroughfare of Victoria Road and a short walk away from Surbiton Railway Station with its regular services to London Waterloo (19 mins).</p> <p>There is also easy access to the M25 motorway network via the A3 junctions at Tolworth and Hook which are within five minutes' drive.</p>
<b>DESCRIPTION:</b>	<p>A suite of offices arranged on the first and second floors of a converted Victorian semi-detached building with private side passageway and entrance door.</p> <p>The offices have a Net Internal Area of <b>850 square feet (79 square metres)</b> and include the following features:</p> <ul style="list-style-type: none"><li>* Fully carpeted throughout;</li><li>* Gas fired central heating system with radiators;</li><li>* Modern diffused lighting fittings;</li><li>* Entry phone system;</li><li>* Small tea making area;</li><li>* Washroom facility;</li><li>* One/Two car parking spaces within rear private car park.</li></ul>
<b>PLANNING:</b>	<p>The premises falls under the new Planning Use Class 'E' permitting use as Office Space.</p>
<b>BUSINESS RATES:</b>	<p>Nil Business Rates payable subject to Small Business Rates eligibility.</p>
<b>LEASE:</b>	<p>The premises are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.</p>
<b>RENT:</b>	<p><b>£17,500</b> per annum exclusive.</p>
<b>EPC:</b>	<p>Energy Performance Asset Rating – D 85.</p>
<b>LEGAL COSTS:</b>	<p>Each party to cover their own legal costs in this matter.</p>
<b>FURTHER DETAILS/VIEWING:</b>	<p>Strictly by appointment with Landlords Sole Agents, Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a> Carlie Sandys: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a></p>