

SURBITON TOWN CENTRE OFFICES TO LET



**Suite 1, 58-59 Victoria Road, Surbiton,
Surrey KT6 4NQ**

Location

Town Centre location in Surbiton close by to the Railway Station (London Waterloo 19 minutes).

Type

A first floor suite of offices with kitchenette and washroom facilities.

Area

Net Internal Area – 815 square feet (75.7 square metres)

Lease

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

Rent

£16,000 per annum exclusive.

Further Details/Viewing

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

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.

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LOCATION:	The offices are situated in a highly convenient location in the heart of Surbiton Town Centre thereby enjoying easy access to local shops and amenities. Surbiton BR Station, with its regular mainline services to London Waterloo (19 minutes), is a few minutes' walk away. There is also easy road access to the M25 via the A3 junctions at Tolworth and Hook (5 minutes).
DESCRIPTION:	<p>An office suite arranged in the first floor of this mixed retail, office and residential block which has a communal main entrance door from Victoria Road.</p> <p>The Suite is currently arranged as four/five private offices and has Net Internal Area of approximately 815 square feet (75.7 square metres).</p> <p>Features include: -</p> <ul style="list-style-type: none">* Fully carpeted throughout* Electric wall heaters* Part air conditioned* Double glazed window units* Good natural light* Entry phone system* Kitchen/Staff Room* Small washroom facility
BUSINESS RATES:	The annual Business Rates payable for the year ending 31 st March 2022 are £x.
LEASE:	The office are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.
RENT:	£16,000 per annum exclusive.
SERVICE CHARGES:	TBC
EPC:	An Energy Performance Certificate has been commissioned and will be made available to interested parties.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	Strictly by appointment only with Sole Agents, Wallakers Commercial 020 8399 5381
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com