



SMALL OFFICE TO LET CARSHALTON STATION



Carshalton Station House, Station Approach, North Street, Carshalton, Surrey SM5 2HW

This first floor office room is comprised within Carshalton Station House forming part of the Railway Station buildings and a short distance from Carshalton Ponds and the Town Centre.

There are regular services to London Victoria (29 mins).

<u>Premises</u>	<u>Area</u>	<u>Rent (plus VAT)</u>	<u>Service Charge (plus VAT)</u>
Office C	100 sq.ft.	£2,500 P.A	£462 pa

Additional Charges

Annual Buildings Insurance Premium - £200 per annum
Annual Business Rates – Nil payable (Subject to Small Business Rates Relief)

Deposit

Two months' rent to be paid as a deposit

Legal Costs

£175 plus VAT for preparation of the legal agreement

Further Information and to Arrange Viewings

Please contact Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com

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