

CLOSEBY TO SURBITON MAINLINE STATION COMFORT COOLED OFFICE SUITE TO LET



Second Floor Offices, 81-83 Victoria Road, Surbiton, KT6 4NS

Type

The available office suite occupies the entire second floor of a modern three storey commercial building situated beside Surbiton Mainline Station.

Lease

The offices are offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

Rent

£77,000 per annum exclusive (£27.50 per square foot)

Area

Net Internal Area 2,800 square feet (260 square metres). Plus two car parking spaces.

Business Rates

Rates payable for the year ending 31st March 2020 are £28,476

Planning

B1 Office use. Applicants interested in alternative uses must make initial enquiries with the local authority.

Further Details/Viewing

Please contact 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.

SECOND FLOOR, 81-83 VICTORIA ROAD, SURBITON, KT6 4NS

LOCATION: The offices are located in Surbiton Town Centre on Victoria Road beside Surbiton Train Station providing a fast and frequent train service to London Waterloo (19 minutes). The offices are conveniently located close by to all local amenities (nearby traders include Waitrose, Barclays, M&S Food, Costa Coffee and Boots). The premises are within easy reach of the A3 Kingston-by-Pass which connects to the main motorway section at Junction 10 of the M25 providing easy access to Central London and Heathrow and Gatwick international airports.

DESCRIPTION: The office suite is arranged over the entire second floor of a modern three storey commercial building and provides the following areas and amenities:

Net Internal Area: 2,800 square feet (260 square metres)

Amenities include:

- Modern Ground Floor Reception Foyer;
- Comfort Cooling;
- Raised Access Floors;
- Suspended Ceilings;
- De-mountable partitioning;
- Passenger Lift;
- Entry phone system;
- Two car parking spaces to the rear of the property;
- Private Kitchen facility;
- Separate Male and Female washroom facilities;
- Public Car Park 2 minutes' walk away.

BUSINESS RATES: The annual business rates payable for the full year ending 31st March 2020 are £28,476 approximately.

TERMS: The office suite is offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

Alternatively, our clients may consider splitting the suite. Further details available upon request.

RENT: **£77,000** per annum exclusive (equating to £27.50 per square foot).

EPC: Energy Performance Asset Rating - D 87

LEGAL COSTS: Each party to cover their own legal costs.

FURTHER DETAILS/VIEWING: Strictly by appointment with Wallakers Commercial on 020 8399 5381.

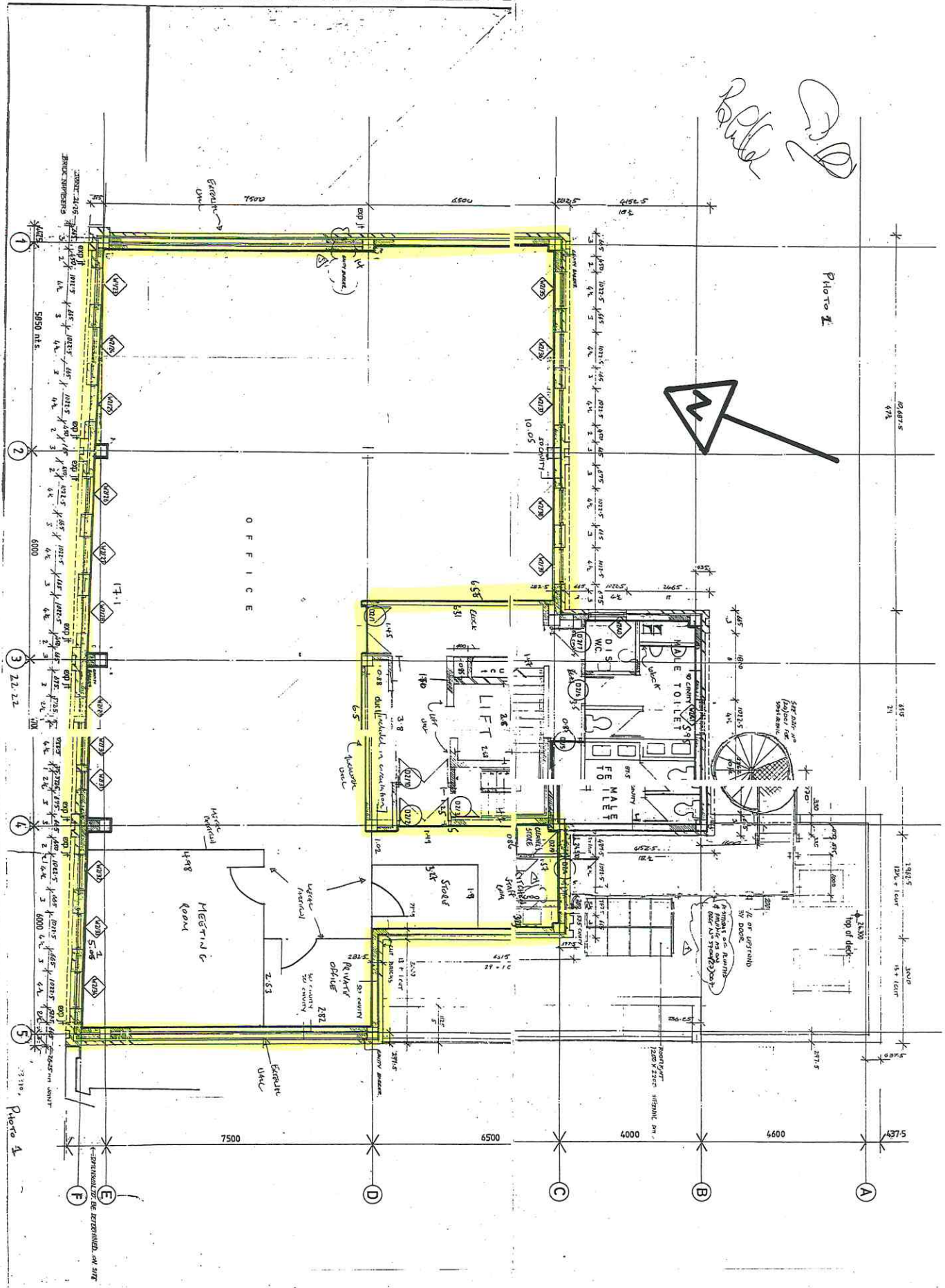
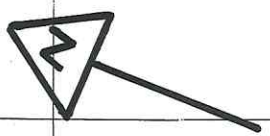
Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Sandys: csandys@wallakerscommercial.com

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Photo 1

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1-1

<p>Project No. 5700</p> <p>Sheet No. (2)-003</p> <p>Scale 1/50</p> <p>Drawn by [Signature]</p> <p>Checked by [Signature]</p> <p>Date 07/28/86</p>	<p>BARCLAYS BANK</p> <p>SURBITON BRANCH</p> <p>SECOND FLOOR</p>	<p>Client Name</p> <p>SCOTT BROWNER & TURNER</p> <p>Architects and Planners</p> <p>10000 Old Dominion Road</p> <p>Suite 200</p> <p>McLean, VA 22101</p> <p>Phone (703) 441-1000</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>4</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>5</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>6</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>7</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>8</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>9</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>10</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>11</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>12</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>13</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>14</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>15</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>16</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>17</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>18</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>19</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> <tr> <td>20</td> <td>ISSUED FOR PERMITTING</td> <td>07/28/86</td> </tr> </table>	NO.	REVISION	DATE	1	ISSUED FOR PERMITTING	07/28/86	2	ISSUED FOR PERMITTING	07/28/86	3	ISSUED FOR PERMITTING	07/28/86	4	ISSUED FOR PERMITTING	07/28/86	5	ISSUED FOR PERMITTING	07/28/86	6	ISSUED FOR PERMITTING	07/28/86	7	ISSUED FOR PERMITTING	07/28/86	8	ISSUED FOR PERMITTING	07/28/86	9	ISSUED FOR PERMITTING	07/28/86	10	ISSUED FOR PERMITTING	07/28/86	11	ISSUED FOR PERMITTING	07/28/86	12	ISSUED FOR PERMITTING	07/28/86	13	ISSUED FOR PERMITTING	07/28/86	14	ISSUED FOR PERMITTING	07/28/86	15	ISSUED FOR PERMITTING	07/28/86	16	ISSUED FOR PERMITTING	07/28/86	17	ISSUED FOR PERMITTING	07/28/86	18	ISSUED FOR PERMITTING	07/28/86	19	ISSUED FOR PERMITTING	07/28/86	20	ISSUED FOR PERMITTING	07/28/86
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Permitting information is to be submitted to the local authority having jurisdiction. The drawing and dimensions are to be checked on site before any work is performed. If in doubt, call.