

SECOND (TOP) FLOOR OFFICES CLOSE BY TO SURBITON RAILWAY STATION AND TOWN CENTRE TO LET



**Suite 10, The Sanctuary, 23 Oakhill Grove,
Surbiton, Surrey KT6 6DU**

Area

Net Internal Area of 912 square feet (84.7 square metres) plus two allocated car park spaces.

Planning

Office or Medical Uses permitted.

Business Rates

£6,628 2020/21.

Legal Costs

Each party to cover their own legal costs.

Type

An attractive second floor suite of offices in a magnificent detached period building with parking.

Rent

£16,000 per annum exclusive.

Lease

A brand new full repairing and insuring Lease for a term of years to be agreed.

Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

smullaney@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.

Suite 10, The Sanctuary, 23 Oakhill Grove, Surbiton, Surrey KT6 6DU

LOCATION: The Sanctuary is situated within a short walk of Surbiton Railway Station and Town Centre and is conveniently located for access to the main road communications to London and the South East via the A3, M25 and M3. Surbiton Railway Station provides regular fast train services to London Waterloo (19 minutes).

DESCRIPTION: The Sanctuary is a magnificent converted office building situated within an attractive and secluded setting with mature trees and landscaped gardens surrounding and is approached via a private driveway leading to visitors' car parking at the front of the building.

Further details on the building can be viewed on www.thesanctuary-surbiton.co.uk.

Suite 10 is situated on the second (top) floor and comprises five private office rooms in total giving a **Net Internal Area of 912 square feet (84.7 square metres)**. See Floor Plan attached.

Features include:

- * Full gas fired central heating system
- * Entry phone system
- * Small washroom facility
- * Small kitchen/staff area
- * Carpeted throughout
- * Two allocated car parking spaces in main car park
- * Free visitor bay parking to front of building
- * Newly carpeted throughout
- * Newly decorated throughout

PLANNING: Office and Medical Uses permitted.

LEASE: A brand new full repairing and insuring Lease for a term of years to be agreed and outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part Two.

RENT: £16,000 per annum exclusive.

SERVICE CHARGE: The Annual Service Charge for the year ending 31st December 2020 is approximately £5,203 (based on 9.3% of the annual total service charge for the building).

BUSINESS RATES: The annual business rates payable for the year ending 31st March 2021 are £6,628. This annual liability can be further reduced by application to the Local Authority for Small Business Rates Relief subject to eligibility.

ENERGY PERFORMANCE CERTIFICATE: Energy Performance Asset Rating – D 97.

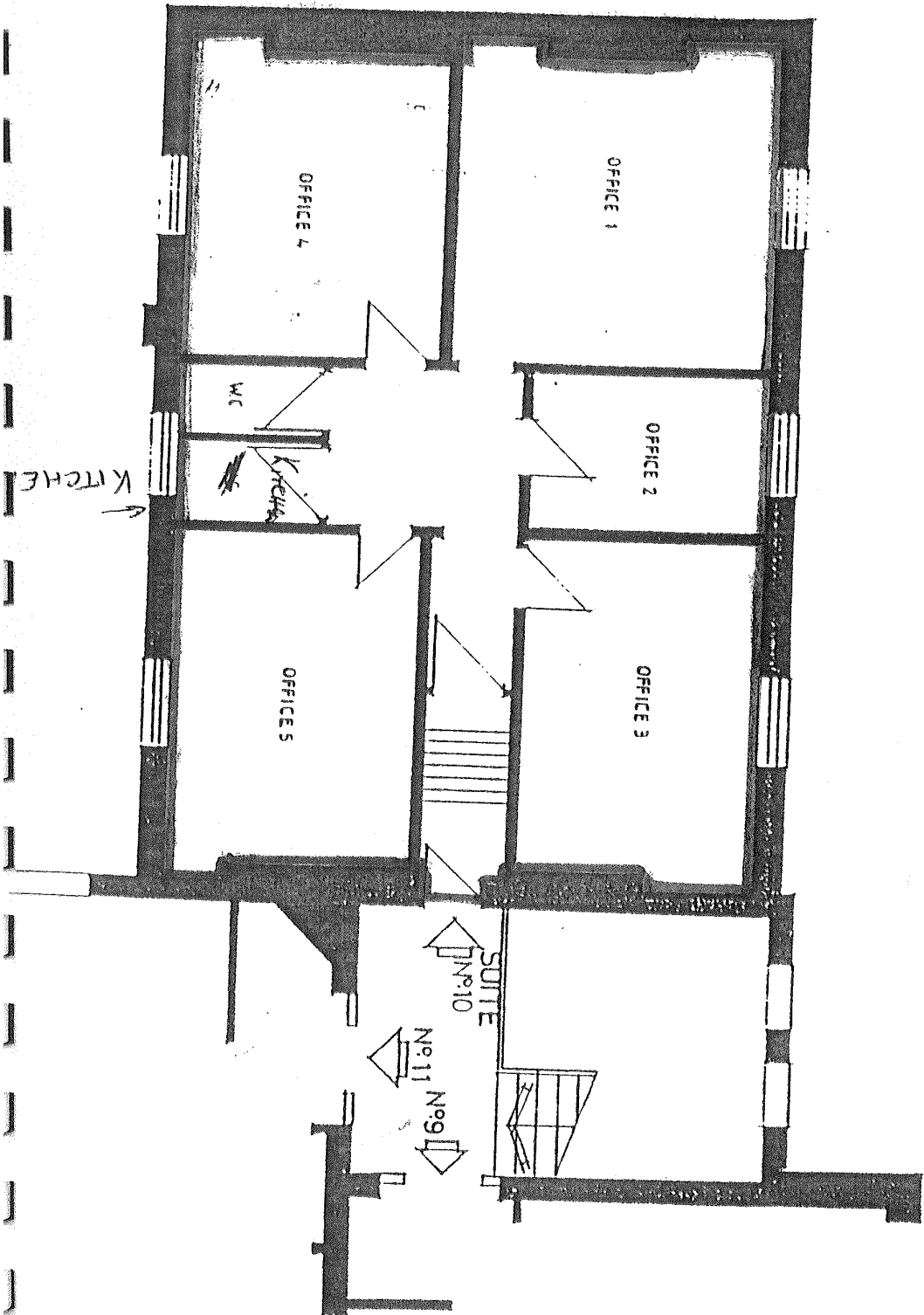
LEGAL COSTS: Each party to cover their own legal costs.

VIEWING: Strictly by appointment only with Landlords Sole Agents, Wallakers Commercial on 020 8399 5381.

Seamus Mullaney: smullaney@wallakerscommercial.com

SUITE N°10

Plan *Plan*



OFFICE N° 1	=
OFFICE N° 2	=
OFFICE N° 3	=
OFFICE N° 4	=
OFFICE N° 5	=
TOTAL	=

NET AREA