



GROUND FLOOR OFFICE WITH PARKING CLOSE BY TO SURBITON RAILWAY STATION TO LET



Suite 2, The Sanctuary, 23 Oakhill Grove, Surbiton, Surrey KT6 6DU

Type

A ground floor open plan office with private meeting room situated on the ground floor of a prestigious detached period office building a short walk from Surbiton Railway Station (London Waterloo 19 minutes).

Rent

£10,750 per annum exclusive.

Lease

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

Area

Net Internal Area of 640 square feet (59.5 square metres) plus two allocated car park spaces.

Planning

Office falling within Planning Use Class 'E'.

Business Rates

Nil Business Rates payable.

Legal Costs

Each party to cover their own legal costs.

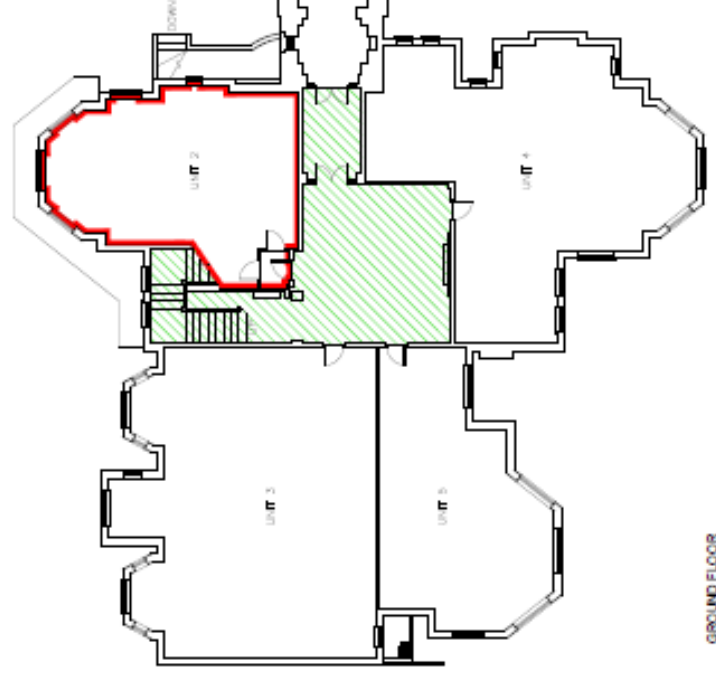
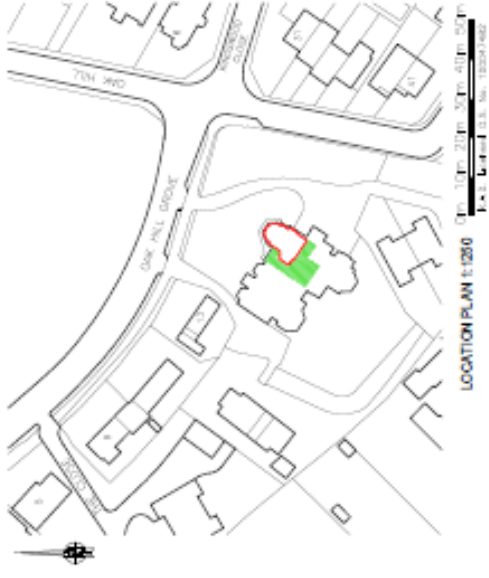
Further Details/Viewing

Please contact Wallakers Commercial on 020 8399 5381

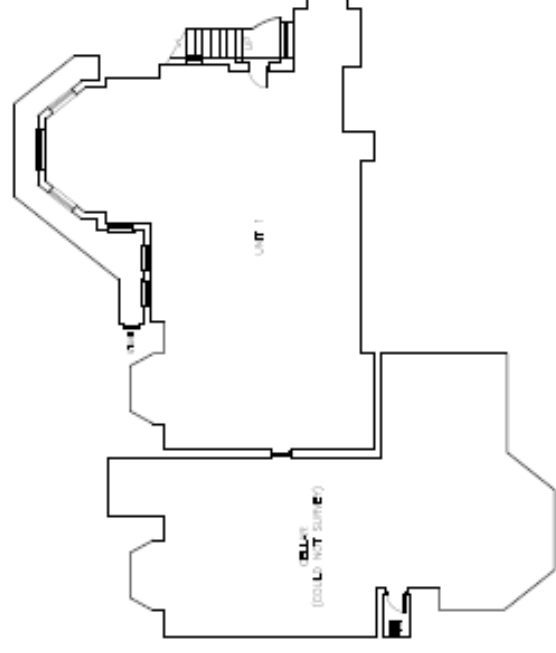
smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

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.

LOCATION:	The property is situated within a short walk of Surbiton Railway Station and Town Centre and is therefore 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:	<p>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 spaces at the front of the building.</p> <p>Further details on the building can be viewed on www.thesanctuary-surbiton.co.uk.</p> <p>Suite 2 is situated on the ground floor and comprises a Net Internal Area of 640 square feet (59.5 square metres). See Floor Plan attached.</p> <p>Features include:</p> <ul style="list-style-type: none">* Entry phone system* Newly installed gas boiler fired central heating system with radiators* Small staff/tea making area* Small washroom facility* Carpeted throughout* Electric blinds to feature bay windows* Two allocated car parking spaces* Visitors parking spaces to front of the building* Enjoyment of communal garden areas
PLANNING:	Office falling within Planning Use Class 'E'.
LEASE:	The offices are available on a brand new full repairing and insuring Lease for a term of three years and upwards outside the security of tenure provisions of the Landlord and Tenant Act 1954.
RENT:	£10,750 per annum exclusive.
SERVICE CHARGE:	The Annual Service Charge (including Buildings Insurance) for the year ending 31 st December 2022 is approximately £3,696
BUSINESS RATES:	Nil business rates payable for the current Rating Year (Subject to eligibility for Small Business Rates Relief).
ENERGY PERFORMANCE CERTIFICATE:	The offices have a current Energy Efficiency Rating of D 91.
LEGAL COSTS:	Each party to cover their own legal costs.
VIEWING:	Strictly by appointment with Landlords Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com



GROUND FLOOR



BASEMENT

SHARED ACCESS

ARTISAN SURVEYORS THE SANCTUARY, 20 CASHILL GROVE, SURBITON, NTR 8DU	
UNIT 2 - LEASE PLAN 1:200 @ A3 15.2.2020 15.2.2020 KAD 02 A LP A	

