

GROUND FLOOR OFFICES WITH PARKING WITHIN WALKING DISTANCE OF SURBITON STATION TO LET



**Suite 5, The Sanctuary, 23 Oakhill Grove,
Surbiton, Surrey KT6 6DU**

Type

A small suite of recently refurbished offices arranged on the ground floor of a prestigious detached period office building located within easy walking distance of Surbiton Railway Station (London Waterloo 19 minutes).

Rent

£12,000 per annum exclusive

Lease

A brand new full repairing and insuring Lease for a term of three years and upwards

Area

Net Internal Area of 600 square feet (55.7 square metres) plus two allocated car park spaces.

Planning

Planning Use Class 'E' (Offices).

Business Rates

Nil Business Rates payable.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

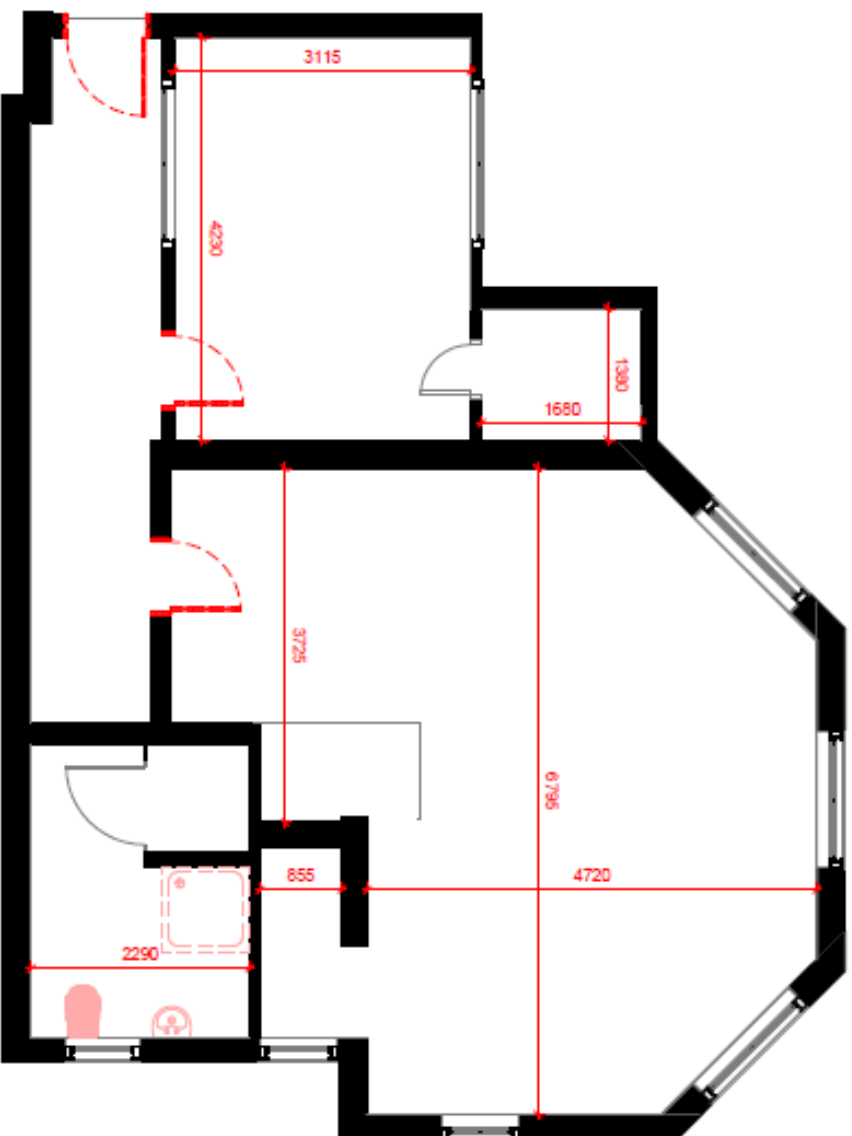
Please contact Wallakers Commercial on 020 8399 5381

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 5 is situated on the ground floor and comprises a Net Internal Area of 600 square feet (55.7 square metres) of recently refurbished quality office space. 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* New kitchenette facility* Modern washroom facility with shower cubicle* New carpet and laminate timber floor coverings throughout* Two allocated car parking spaces* Visitors parking spaces to front of the building* Enjoyment of communal gardens
PLANNING:	Planning Use Class 'E' to include Office, Medical, Leisure etc. Applicants interested in alternative planning uses should make initial enquiries to Kingston Planning Department on 020 8547 5332
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:	£12,000 per annum exclusive.
SERVICE CHARGE:	The Annual Service Charge (including Buildings Insurance) for the year ending 31 st December 2023 is approximately £3,425.
BUSINESS RATES:	Nil business rates payable for the current year.
ENERGY PERFORMANCE CERTIFICATE:	Energy Performance Asset Rating – D 97.
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

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



Rev Date Description By



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Client
RESONATE

Project
**NO. 5 THE SANCTUARY
23 OAK HILL GROVE,
SURREY KT8 6DU**

Drawing
GF EXISTING

Drawn	Checked	Authorised
YM	PS	PS

Scale @ A3
1 : 50 Date 07/24/20

Status
PRELIMINARY

Drawing no. Rev
2028 SP 00 00