



OPEN PLAN OFFICE WITH PARKING CLOSEBY TO SURBITON STATION TO LET



Suite 9, The Sanctuary, 23 Oakhill Grove, Surbiton, Surrey KT6 6DU

Type

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

Lease

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

Rent

£12,000 per annum exclusive

Area

Net Internal Area – 800 square feet (74.3 square metres) plus two car park spaces.

Planning

Offices falling within Planning Use Class 'E'.

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.

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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: The Sanctuary is a magnificent converted office building situated within an attractive 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.

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

Suite 9 is situated on the second floor and comprises a **Net Internal Area of 800 square feet (74.3 square metres)**. (See Floor Plan attached)

Features include:

- * Entry phone system
- * Gas fired central heating system with radiators
- * Carpeted throughout
- * Diffused light fittings
- * Male and Female washrooms
- * Two allocated car parking spaces in the long term car park
- * Visitors car parking spaces to front of the building
- * Enjoyment of communal garden areas

LEASE: The offices are available on a brand new effective full repairing and insuring Lease for a term of years to be agreed. This Lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part Two.

RENT: £12,000 per annum exclusive.

SERVICE CHARGE: The Annual Service Charge (including Buildings Insurance) for the current year ending 31st December 2022 is approximately £4,032 (7.2% of total annual service charge)

BUSINESS RATES: Nil business rates payable for the current Rating Year (Subject to eligibility for Small Business Rates Relief).

**ENERGY PERFORMANCE
CERTIFICATE:**

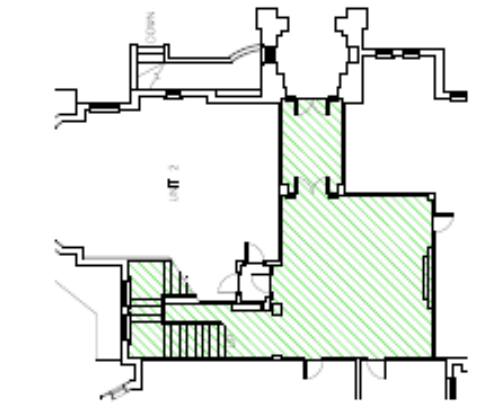
The offices have a current Energy Efficiency Rating of E 108.

PLANNING: Office falling within Planning Use Class 'E'.

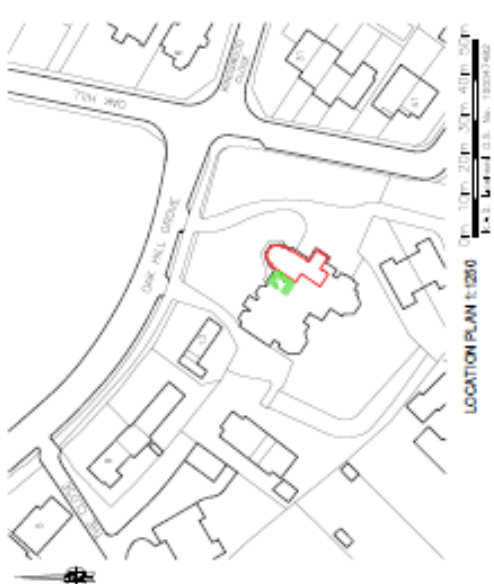
LEGAL COSTS: Each party to cover their own legal costs.

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

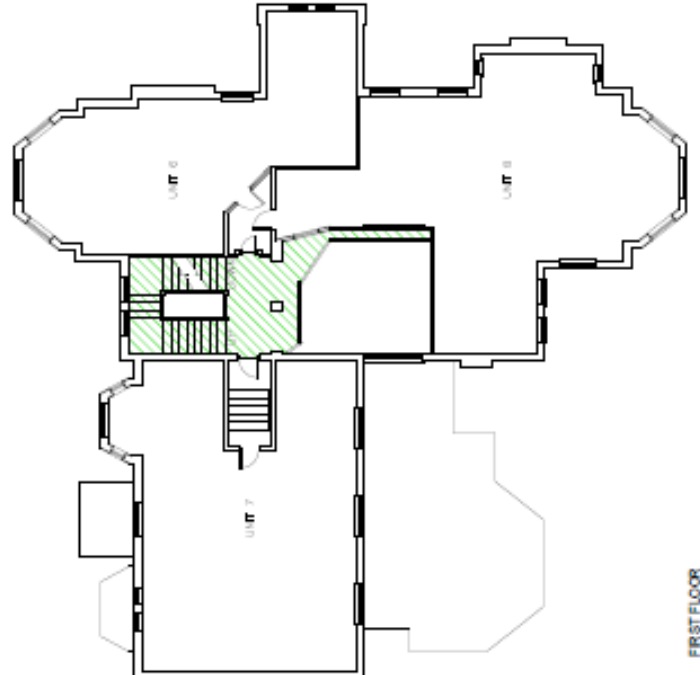
Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Sandys: csandys@wallakerscommercial.com



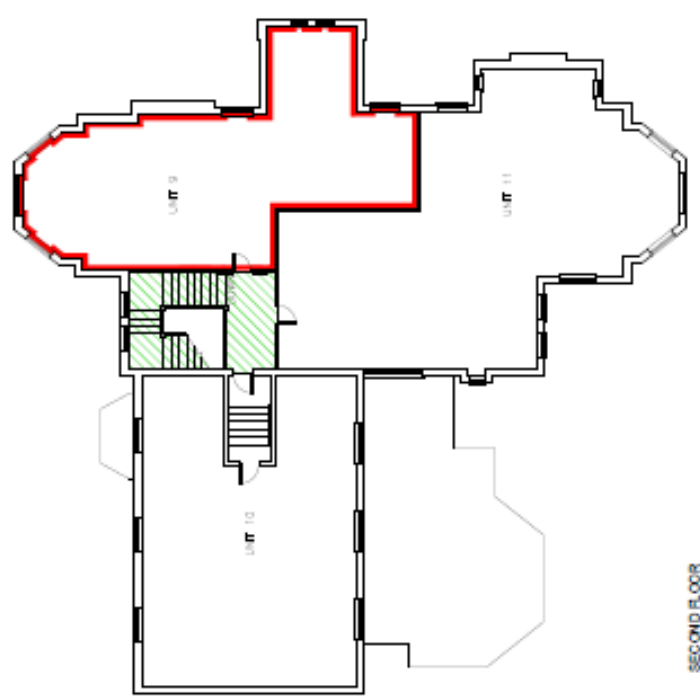
GROUND FLOOR



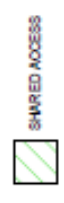
LOCATION PLAN 1:1250



FIRST FLOOR



SECOND FLOOR



NIGHT ARCHITECTURAL DESIGN KAD KAD ARCHITECTURAL DESIGN 11000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.KADARCHITECT.COM	
BY	ARTISAN SURVEYORS
FOR	THE SANCTUARY, 23 CARROLL GROVE, SUNNYSIDE, KIT9 60J
DATE	UNIT 9 - LEASE PLAN
SCALE	1:200 @ A3
DATE	MAR 2020
NO.	KAD 08 A LP A

