

CLOSEBY TO SURBITON TOWN CENTRE AND STATION ATTRACTIVE OFFICES TO LET



Suites 6 and 8, The Sanctuary, 23 Oakhill Road, Surbiton, Surrey KT6 6DU

Location

Quiet office location a few minutes walk away from Surbiton Railway Station with its regular train services (19 mins) to London Waterloo and offering easy access to A3/M25

Type

First floor suite of offices measuring 1,900 square feet (176 square metres) with four private car park spaces and shared visitors parking spaces.

Rent

£23,500 per annum exclusive

Business Rates

£11,776 approximately (2021/22)

Lease

The offices are offered on a brand new full repairing and insuring Lease for a term of three years and upwards.

Service Charge

£8,120 for the year ending 31st December 2021 including annual building insurance premium and sinking fund contributions. (14.5% of total annual service charge)

Planning

Class 'E' Use

Legal Costs

Each party to cover their own legal costs.

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.

Suites 6 and 8, The Sanctuary, 23 Oakhill Grove, Surbiton, Surrey KT6 6DU

- LOCATION:** The property is situated within a short walk (5 mins) of Surbiton Railway Station and Town Centre. The offices are conveniently located for access to the main road communications to London and the South East (A3, M25 and M3). Surbiton Railway Station provides regular fast services to London Waterloo (19 minutes).
- DESCRIPTION:** The offices form part of the first floor of a detached period office building. The building is situated in an attractive secluded setting with mature trees and landscaped gardens surrounding and is approached via a private driveway.
- The offices comprise 1,900 square feet (176 square metres) (IPMS measurement) and are arranged partly as open plan and part private office space. (See Floor Plan attached)
- AMENITIES:**
- * Full Gas Fired Central Heating System with Radiators
 - * IT Network enabled
 - * Large Kitchen/Staff Room
 - * Male and Female Washrooms
 - * Four Private Car Parking Spaces
 - * Shared Visitors Parking Spaces
 - * Fully Carpeted
 - * Attractive communal garden areas
- PLANNING:** Use Class 'E' including offices.
- LEASE:** The offices are available on a brand new full repairing and insuring Lease for a term of three years and upwards.
- RENT:** £23,500 per annum exclusive.
- SERVICE CHARGE:** The annual service charge for the year ending 31st December 2021 is £8,120 including annual building insurance premium and sinking fund contributions. This being 14.5% of the total annual service charge for the building.
- BUSINESS RATES:** The Annual Business Rates payable for the year ending 31st March 2022 are £11,776 approximately.
- EPC:** Energy Performance Asset Rating – D 81
- LEGAL COSTS:** Each party to cover their own legal costs.
- VIEWING:** Strictly by appointment with Sole Agents, Wallakers Commercial on telephone 020 8399 5381.
- Seamus Mullaney:
smullaney@wallakerscommercial.com

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