

## SITUATED JUST OFF THE A3 AT TOLWORTH OFFICE TO LET WITH TWO PARKING SPACES



### **Type**

A private office suite with shared waiting room area arranged on the first floor.

### **Area**

Net Internal Area – 205 square feet plus shared waiting room (80 square feet) and two car park spaces.

### **Lease**

A new Lease for a term of three years and upwards.

### **Rent**

£6,500 plus VAT per annum exclusive.

### **Further Details**

Please contact Wallakers Commercial on 020 8399 5381.

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or [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)

**First Floor Office, Unit 1, Global House, Red Lion Business Centre,  
Red Lion Road, Tolworth, Surrey KT6 7QD**

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.

**First Floor Office, Unit 1, Global House, Red Lion Business Centre, Red Lion Road, Tolworth, Surrey KT6 7QD**

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**LOCATION:** The property is situated on the popular Red Lion Business Centre on Red Lion Road just off the A3 London to Guildford carriageway and within easy reach of the local shopping and transport facilities of Tolworth and Surbiton Town Centres.

**DESCRIPTION:** The office is arranged on the first floor of a modern two storey detached building situated in a prominent position on the Red Lion Business Centre.

**The Office has a Net Internal Area of 205 square feet (19 square metres)**

Features include:

- \* Suspended ceiling with modern diffused lighting system
- \* Gas fired central heating system
- \* Carpet tiling throughout
- \* Shared Waiting Room – 80 square feet
- \* Small Tea-Making area
- \* Private Washroom facility
- \* Two allocated car park spaces
- \* **Storage containers available on site by separate negotiation.**

**LEASE:** The office is available on a brand new full repairing and insuring Lease for a term of three years and upwards.

**RENT:** £6,500 plus VAT per annum exclusive.

**ANNUAL SERVICE CHARGE:** £90 per calendar month (including Buildings Insurance Premium).

**UTILITY CHARGES:** £27 per calendar month (Including lighting, heating and water).

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

**EPC:** An EPC has been commissioned and will be made available to interested parties.

**FURTHER DETAILS/VIEWING:** Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.

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