



SITUATED JUST OFF THE A3 AT TOLWORTH OFFICES TO LET WITH PARKING SPACES



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

Type

Raised ground floor Suite of offices with the benefit of two/three car park spaces.

Lease

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

Rent

£13,750 plus VAT per annum exclusive.

Legal Costs

Each party to cover their own legal costs.

Area

Net Internal Area – 850 square feet (79 square metres) plus shared foyer/waiting room – 80 square feet

Business Rates

Nil Business Rates.

Annual Service Charge

£1,500 plus VAT per annum.

Further Details/ Viewing

Please contact Wallakers Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or candys@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 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:	<p>The Suite of offices are arranged on the raised ground floor of a modern two storey detached building situated in a prominent position on the Red Lion Business Centre.</p> <p>The Offices have a Net Internal Area of 850 square feet (79 square metres) plus Shared Waiting Room of 80 square feet (7.43 square metres).</p> <p>Features include:</p> <ul style="list-style-type: none">* Suspended Ceiling with Modern Diffused Lighting System* Gas Fired Central Heating System with Radiators* Wall mounted Air Conditioning Units* Carpet Tiling throughout* Shared Washroom and Kitchen Facilities* De-mountable Glazed Partitioning forming Private Office Areas* Two/Three Allocated Car Park Spaces* Storage containers available on site by separate negotiation.
LEASE:	The offices are available on a brand new effective full repairing and insuring Lease for a term of three years and upwards.
RENT:	£13,750 plus VAT per annum exclusive
ANNUAL SERVICE CHARGE:	£1,500 plus VAT per annum
BUSINESS RATES:	Nil Business Rates payable for the year ending 31 st March 2024 subject to eligibility for Small Business Rates Relief.
PLANNING:	Planning Use Class 'E' to include Office and Medical Uses.
LEGAL COSTS:	Each party to cover their own legal costs.
EPC:	An Energy Performance Certificate has been commissioned and will be made available to interested applicants.
VIEWING:	Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com
	Carlie Shenton: csandys@wallakerscommercial.com