

## CLOSE BY TO SURBITON TOWN CENTRE FREEHOLD OFFICE BUILDING FOR SALE



**Cleaveland Mews, Rear of 9 Cleaveland Road,  
Surbiton, Surrey KT6 4AH**

### **Location**

The property is situated in a quiet courtyard setting within a short walking distance of Surbiton Town Centre

### **Type**

A detached single storey office premises with two car parking spaces situated a short walk from Surbiton Town Centre.

The office has a Net Internal Area of 1,100 square feet (102 square metres).

### **Business Rates**

Approx £3,500 subject to Small Business Rates Relief.

### **Planning**

Planning Use Class 'E'.

### **Terms**

The Freehold Interest is offered for sale with full vacant possession.

### **Asking Price**

£285,000

### **Further Details**

Please contact Wallakers Commercial on 020 8399 5381

[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com) or [csandys@wallakerscommercial.com](mailto: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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<b>LOCATION:</b>	The office building is located in a quiet courtyard setting on Cleaveland Road and within a short walking distance of Surbiton Railway Station (London Waterloo 19 minutes) and Town Centre.
<b>DESCRIPTION:</b>	<p>A single storey detached office building with shared driveway access and two allocated car parking spaces. See Floor Plan attached.</p> <p>The premises comprise a Net Internal Area of 1,100 square feet (102 square metres).</p> <p>Features include:</p> <ul style="list-style-type: none"><li>• Gas fired central heating system with radiators.</li><li>• Wall mounted warm and cool air conditioning units.</li><li>• Suspended ceilings with modern diffused lighting.</li><li>• Security alarm system.</li><li>• Good natural light to office space.</li><li>• Kitchenette and Male/Female washroom facilities.</li><li>• Two car parking spaces.</li></ul>
<b>PLANNING:</b>	Planning Use Class 'E' to include office, medical and leisure uses.
<b>BUSINESS RATES:</b>	The annual rates payable for the current Rating Year is approximately £3,500 subject to eligibility for Small Business Rates Relief.
<b>TERMS:</b>	The Freehold Interest in the property is offered for sale.
<b>ASKING PRICE:</b>	<b>£285,000.</b>
<b>ENERGY PERFORMANCE CERTIFICATE:</b>	EPC Rating D 85.
<b>FURTHER DETAILS/VIEWING:</b>	Strictly by appointment only with Vendors Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a> Carlie Sandys: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a>

