



MODERN GROUND FLOOR SUITE OF OFFICES TO LET



**Ground Floor Offices, Unit 3, 5 Robin Hood Lane,
Sutton, Surrey SM1 2SW**

Location

Quiet and convenient location being a short walk from Sutton Town Centre and Railway Station.

Type

A Ground Floor Suite mainly open plan with two private office rooms off.

Lease

A brand new full repairing and insuring Lease for a term of up to three years.

Rent

£21,500 per annum exclusive (approx. £12 per square foot).

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£21,500 per annum exclusive (£12 per square foot).

Area

Net Internal Area – 1,800 square feet (167 square metres) plus two car park spaces.

Planning

Class 'E' to include offices, medical and leisure uses.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

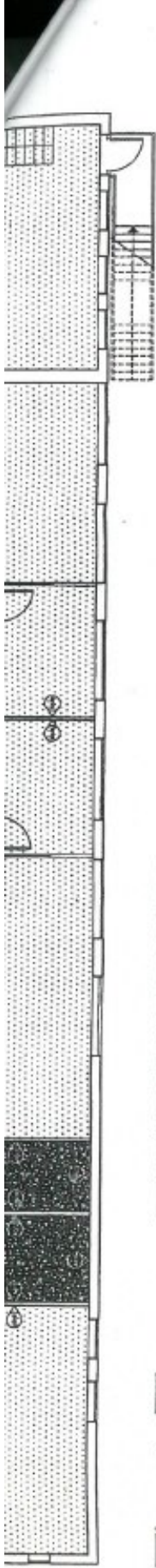
Please contact Sole Agents, Wallakers Commercial on 020 8399 5381

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.

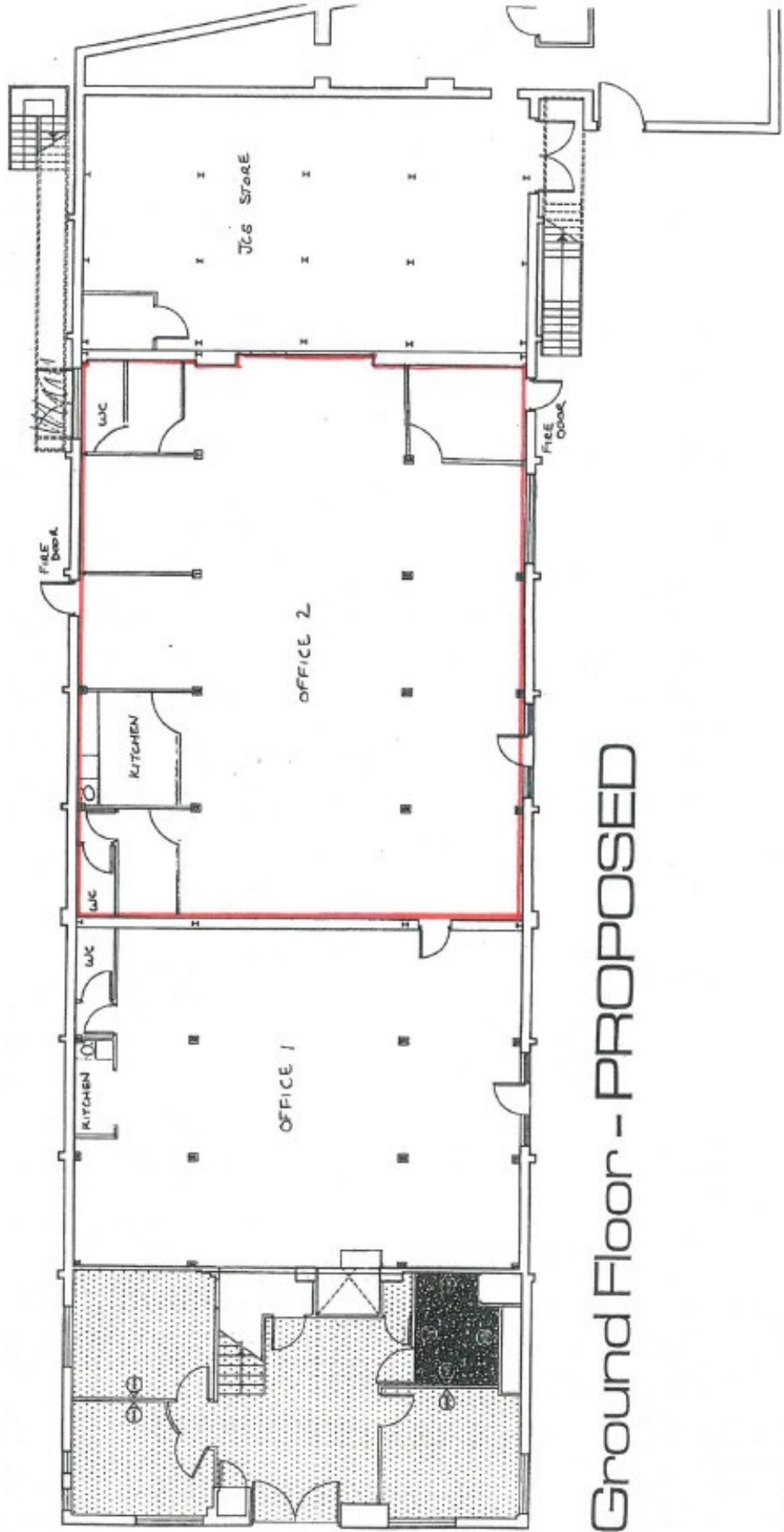
Ground Floor Offices, Unit 3, 5 Robin Hood Lane, Sutton, Surrey SM1 2SW

LOCATION:	The property is situated close to the junction of Robin Hood Lane with West Street and a short walk from St Nicholas Shopping Centre and the Railway Station (London Waterloo 29 mins).
DESCRIPTION:	<p>Ground Floor Suite of bright modern offices comprising a mix of open plan and office rooms. There is a private side entrance door to the office which comprise a Net Internal Area of 1,800 square feet (167 square metres). (See Floor Plan attached).</p> <p>Features include:</p> <ul style="list-style-type: none">* Recently redecorated.* Warm/Cool air conditioning system.* Modern suspended ceiling with diffused lighting.* Fully carpeted throughout.* Ladies and Gentlemen's washroom facilities.* Small staff kitchenette facility.* Perimeter compartment trunking.* Two allocated car parking bays directly outside the office.
PLANNING:	Planning use Class 'E' Office Use. Medical and Leisure uses would also be permitted.
LEASE:	The offices are available on a brand new full repairing and insuring Lease for a term of up to three years.
RENT:	£21,500 per annum exclusive.
SERVICE CHARGE:	Approximately £4,500 per annum.
BUSINESS RATES:	The Annual Business Rates payable for the full year ending 31 st March 2025 are £3,370 (subject to Small Business Rates Relief).
EPC:	A Commercial Energy Performance Certificate has been commissioned and will be made available to interested parties.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	<p>Strictly by appointment only with Landlords' Sole Agents, Wallakers Commercial on 020-8399-5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com</p>



First Floor - PROPOSED

Se
St



Ground Floor - PROPOSED