

## GROUND FLOOR OFFICE WITH PARKING CLOSE BY TO SURBITON RAILWAY STATION LEASE FOR ASSIGNMENT



### **Suite 2, The Sanctuary, 23 Oakhill Grove, Surbiton, Surrey KT6 6DU**

#### **Type**

A ground floor open plan office with private meeting room situated on the ground floor of a prestigious detached period office building a short walk from Surbiton Railway Station (London Waterloo 19 minutes).

#### **Lease**

The current Lease is available by way of assignment. This Lease being on full repairing and insuring terms and expiring on 31<sup>st</sup> March 2026.

A new Lease may be available subject to Head Landlords Consent.

#### **Rent**

£9,000 per annum exclusive.

#### **Area**

Net Internal Area of 640 square feet (59.5 square metres) plus two allocated car park spaces.

#### **Planning**

Office Suite falling within Planning Use Class 'E'.

#### **Business Rates**

Nil Business Rates payable.

#### **Legal Costs**

The incoming Tenants to cover all legal costs in this matter.

#### **Further Details/Viewing**

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 property is situated within a short walk of Surbiton Railway Station and Town Centre and is therefore conveniently located for access to the main road communications to London and the South East via the A3, M25 and M3. Surbiton Railway Station provides regular fast train services to London Waterloo (19 minutes).   |
| <b>DESCRIPTION:</b>                    | <p>The Sanctuary is a magnificent converted office building situated within an attractive and secluded setting with mature trees and landscaped gardens surrounding and is approached via a private driveway leading to visitors' car parking spaces at the front of the building.</p> <p>Suite 2 is situated on the ground floor and comprises a <b>Net Internal Area of 640 square feet (59.5 square metres)</b>. See Floor Plan attached.</p> <p>Features include:</p> <ul style="list-style-type: none"><li>* Entry phone system</li><li>* Gas boiler fired central heating system with radiators</li><li>* Small staff/tea making area</li><li>* Small washroom facility</li><li>* Carpeted throughout</li><li>* Electric blinds to feature bay windows</li><li>* Two allocated car parking spaces</li><li>* Visitors parking spaces to front of the building</li><li>* Enjoyment of communal garden areas</li></ul> |
| <b>PLANNING:</b>                       | Office falling within Planning Use Class 'E'.   |
| <b>LEASE:</b>                          | <p>The current Lease is available by way of assignment. This Lease being on full repairing and insuring terms and expiring on 31<sup>st</sup> March 2026.</p> <p>A new Lease may be available subject to Head Landlords Consent.</p>  |
| <b>RENT:</b>                           | £9,000 per annum exclusive.   |
| <b>SERVICE CHARGE:</b>                 | The Annual Service Charge (including Buildings Insurance) for the year ending 31 <sup>st</sup> December 2025 is approximately TBC   |
| <b>BUSINESS RATES:</b>                 | Nil business rates payable for the current Rating Year (Subject to eligibility for Small Business Rates Relief).  |
| <b>ENERGY PERFORMANCE CERTIFICATE:</b> | The offices have an Energy Efficiency Rating of D 91.   |
| <b>LEGAL COSTS:</b>                    | Each party to cover their own legal costs.  |
| <b>VIEWING:</b>                        | <p>Strictly by appointment with Landlords Sole Agents, Wallakers Commercial on 020 8399 5381.</p> <p>Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a><br/>Carlie Sandys: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a></p>  |

