

**REFURBISHED GROUND FLOOR OFFICES
WITH PARKING**
CLOSE BY TO SURBITON RAILWAY STATION AND TOWN CENTRE
NEW LEASE AVAILABLE



Suite 3, The Sanctuary, 23 Oakhill Grove, Surbiton, Surrey KT6 6DU

Type

A ground floor Suite of offices recently refurbished to a high standard and within a prestigious detached period building close by to Surbiton Railway Station (London Waterloo 19 minutes).

Rent

£18,500 per annum exclusive

Lease

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

Area

Net Internal Area of 1,121 square feet (104 square metres) plus two allocated car parking spaces.

Planning

Planning Use Class 'E' (Offices)

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact Seamus Mullaney or Carlie Sandys on 020 8399 5381

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

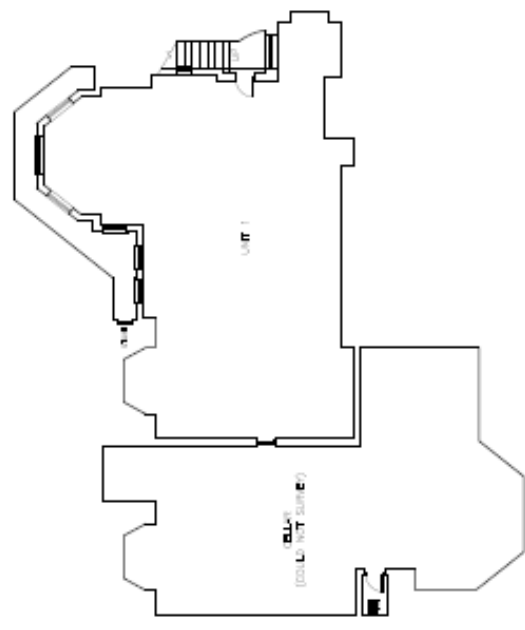
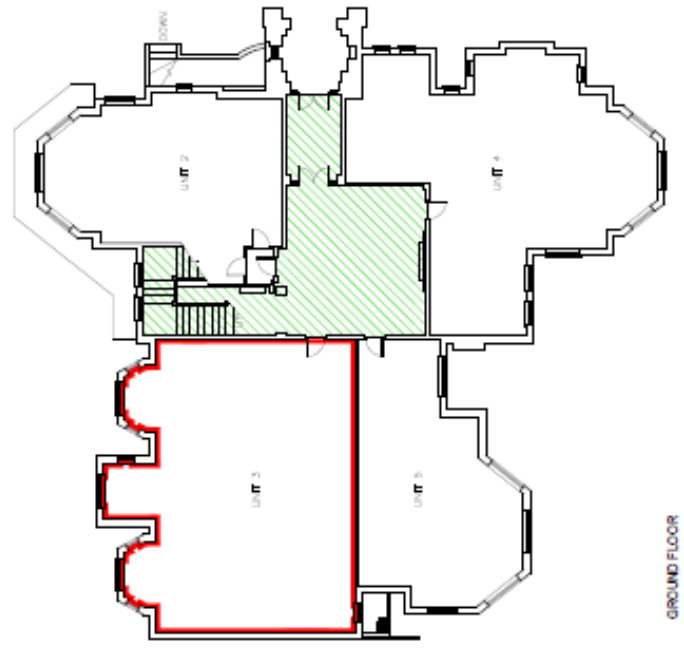
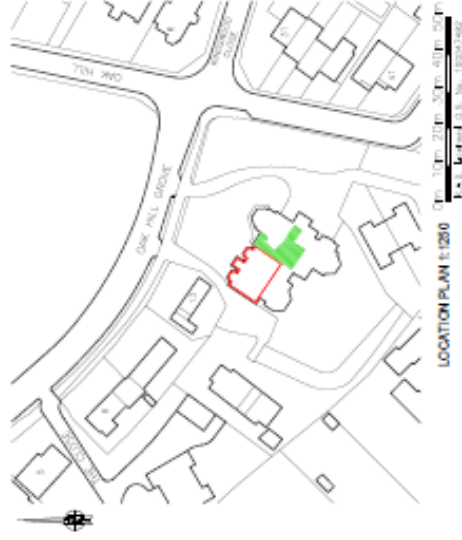
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LOCATION:	The Sanctuary is situated within a short walk of Surbiton Railway Station and Town Centre and is conveniently located for access to all main road communications to London and the South East via the A3, M25 and M3. Surbiton BR Station provides regular fast train services to London Waterloo (19 minutes).
DESCRIPTION:	The Sanctuary is a magnificent converted office building situated within an attractive and secluded setting surrounded by mature trees and landscaped gardens and is approached via a private driveway leading to visitors' car parking at the front of the building. Suite 3 is situated on the ground floor and comprises a Net Internal Area of 1,121 square feet (104 square metres). The offices have been recently refurbished by the current occupiers www.resonateinteriors.com to an exceptional standard. Features include: • Newly fitted Kitchen/Staff area • Refurbished Ladies and Gentlemens washroom facilities • New high grade Cork sustainable flooring throughout • High Spec compliant LED lights throughout • Entry phone system • Gas fired central heating with radiators • Two car parking spaces • Visitors car parking spaces by way of permits • Enjoyment of communal gardens
LEASE:	A brand new full repairing and insuring Lease for a term of three years and upwards. The Lease to be outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.
RENT:	£18,500 per annum exclusive.
SERVICE CHARGE:	The Annual Service Charge for the year ending December 31 st 2025 is approximately £7,245 (equivalent to 11.5% of total annual building service charge) and includes annual buildings insurance and contribution towards the sinking fund.
BUSINESS RATES:	The Annual Business Rates payable for the year ending March 31 st 2026 are £8,880.
PLANNING:	Planning Use Class 'E' to include offices.
EPC:	Energy Performance Asset Rating – C 71
LEGAL COSTS:	Each party to cover their own legal costs.
VIEWING:	By appointment only with Sole Agents, Wallakers Commercial on 020-8399-5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com

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