

OFFICES TO LET IN SURBITON TOWN CENTRE AVAILABLE ON A BRAND NEW LEASE



43-45 BRIGHTON ROAD, SURBITON, SURREY, KT6 5LR

Location

The property is situated on Brighton Road in Surbiton Town Centre, a short walk away from Surbiton Train Station

Area

Net Internal Area: 1,170 Square Feet
(108.6 Square Metres)

Planning

Class 'E' Offices only

Lease

A brand new Lease is offered for a term of three years and upwards.

Rent

£15,000 per annum exclusive

Further Details/Viewing

Please contact Sole Agents,
Wallakers Commercial on
020 8399 5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Upper Floors, 43-45 Brighton Road, Surbiton, Surrey KT6 5LR

LOCATION: The property is situated on Brighton Road in Surbiton Town Centre, a short walk away from Surbiton Train Station (London Waterloo 19 mins). There is easy access from Surbiton via the A3 to the M25 Motorway network.

DESCRIPTION: The premises are arranged over the first, second and third floors of this attractive period building accessed via a private entrance lobby and door on Brighton Road.

The office layout with areas is as follows: (See Floor plan attached)

Ground Floor:

Entrance lobby, Door and internal staircase leading to:

First Floor:

Office (1)	167 Sq.Ft.	(15.15 Sq.m.)
Office (2)	121 Sq.Ft.	(11.24 Sq.m.)
Office (3)	160 Sq.Ft.	(14.86 Sq.m.)
Kitchen/Staffroom	54 Sq.Ft.	(5 Sq.m.)

Staircase leading to:

Second Floor:

Office (4)	160 Sq.Ft.	(14.86 Sq.m.)
Office (5)	160 Sq.Ft.	(14.86 Sq.m.)

Staircase leading to:

Third Floor:

Office (6)	174 Sq.Ft.	(16.16 Sq.m.)
Office (7)	174 Sq.Ft.	(16.16 Sq.m.)

TOTAL NET INTERNAL AREA 1,170 SQUARE FEET (108.7 SQUARE METRES).

Features include:

- * Gas fired Central Heating system with radiators
- * Fully fitted Kitchen/Staffroom facility
- * Male and Female Washrooms
- * Entry Phone System
- * Security Alarm System
- * Fully Carpeted throughout

LEASE TERMS: The offices are available on a brand-new Internal Repairing and Insuring Lease for a term of Three years and upwards.

RENT: **£15,000 per annum exclusive.**

BUSINESS RATES: To be re-assessed.

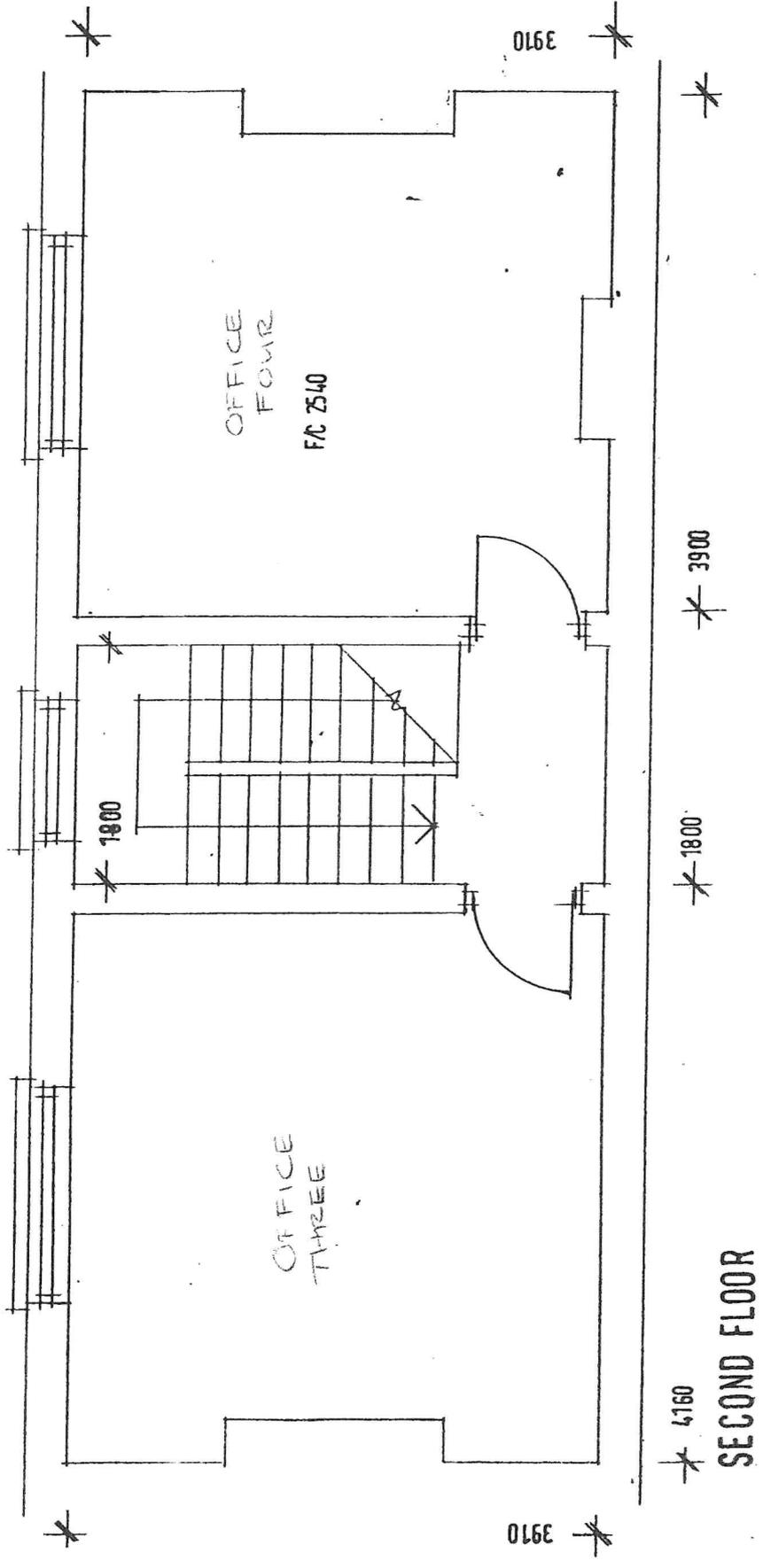
PLANNING: Class 'E' Offices only.

ENERGY PERFORMANCE CERTIFICATE: An EPC has been commissioned and will be made available to all interested parties.

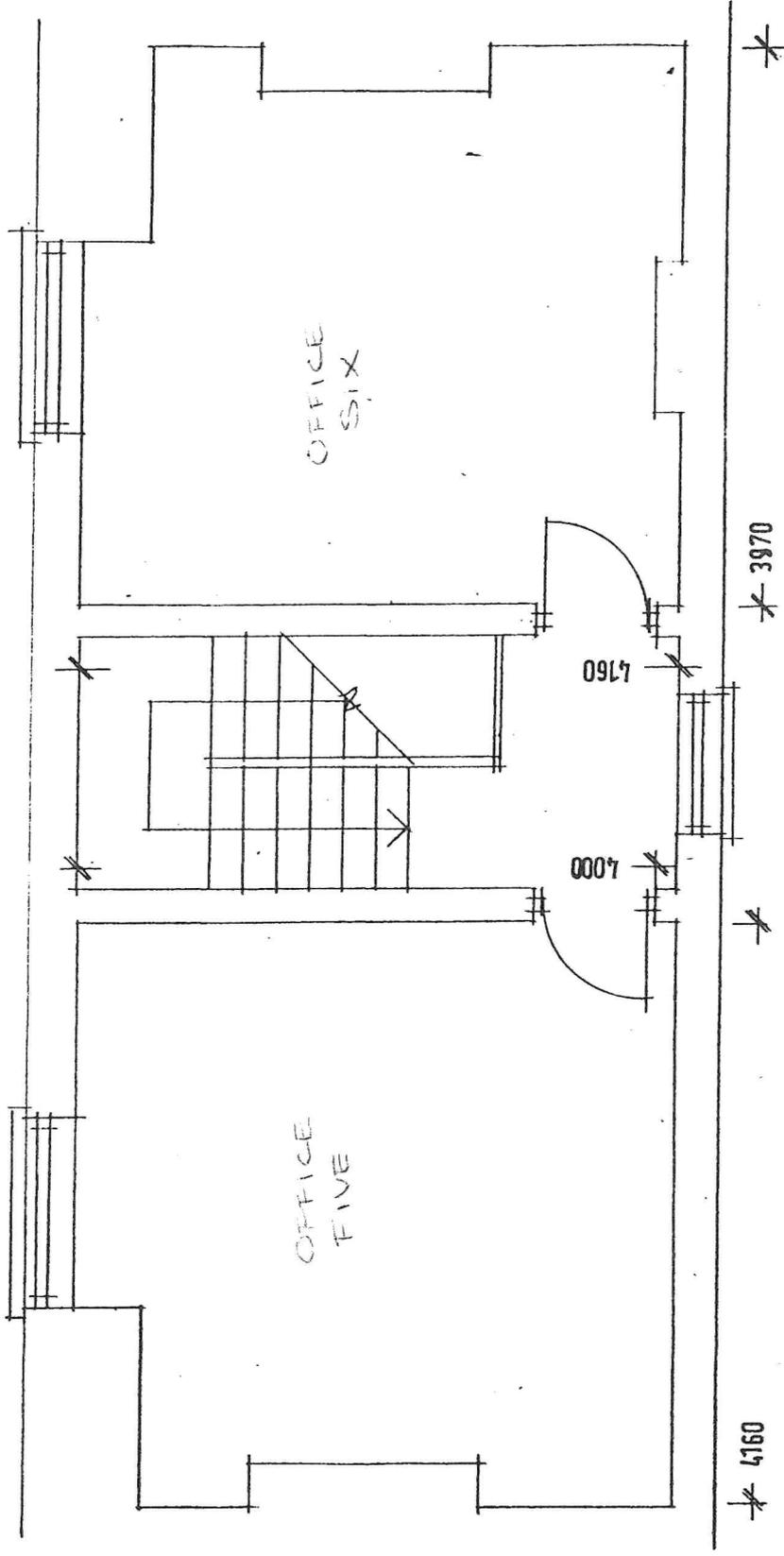
LEGAL COSTS: Each party to cover their own legal costs.

FURTHER DETAILS/VIEWINGS: By application to Sole Agents, Wallakers Commercial on 020 8399 5381.

Seamus Mullaney: smullaney@wallakerscommercial.com
Carlie Sandys: csandys@wallakerscommercial.com



SECOND FLOOR



4160

THIRD FLOOR

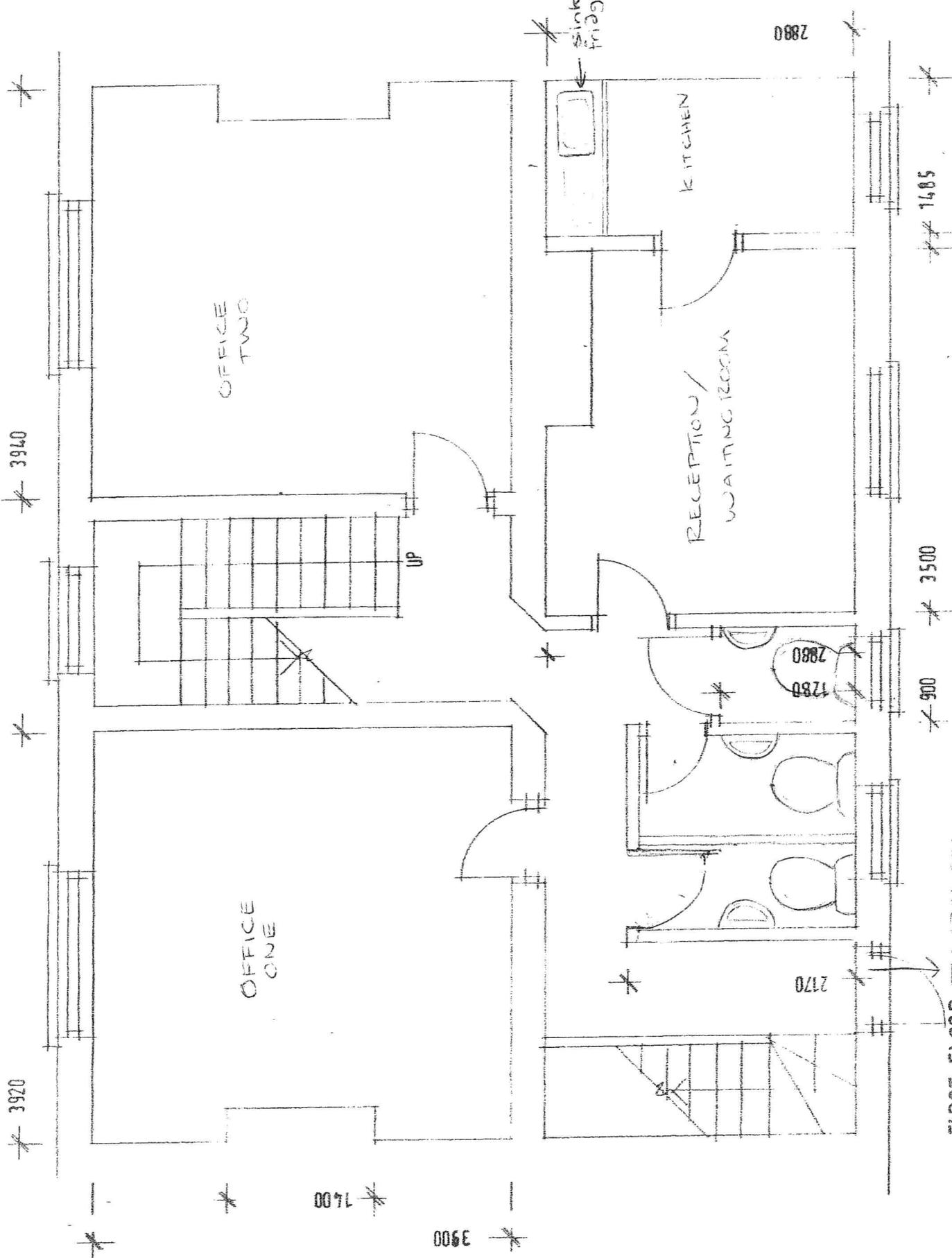
3970

4160

4000

OFFICE SIX

OFFICE FIVE



45a BRIGHTON ROAD SURBITON
SCALE 1:50