

SURBITON TOWN CENTRE

SELF CONTAINED OFFICES PREMISES TO LET



45E Victoria Road, Surbiton, Surrey KT6 4JL

Type

A self contained single storey office building situated just off Victoria Road in Surbiton Town Centre close by to the Railway Station.

Lease

The premises are offered on a brand new full repairing and insuring Lease for a minimum term of three years and upwards.

Rent

£14,000 per annum exclusive

Legal Costs

Each party to cover their own legal costs.

Area

Net Internal Area – 360 square feet (33.4 square metres) plus small tea making and washroom facilities.

Planning

Class 'E' Offices/Medical uses permitted.

Business Rates

Nil rates for the year ending March 31st 2026 subject to eligibility for Small Business Rates Relief.

Further Details/Viewing

Please contact Wallakers Commercial on 0208 399 5381

smullaney@wallakerscommercial.com csandys@wallakerscommercial.com

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LOCATION: The office is conveniently situated on Victoria Road, the main shopping thoroughfare in Surbiton Town Centre and a short walk away from Surbiton Railway Station with its regular fast train services to London Waterloo (19 mins).

DESCRIPTION: A self contained single storey office building with pedestrian access via a shared footpath off Victoria Road.

The offices are rectangular in shape and have been partitioned to provide open plan and private office space.

Net Internal Area – 360 square feet (33.45 square metres)

Features include:

- Entry phone system;
- Dimplex wall heating;
- Modern spotlights in ceiling;
- Small tea making area;
- Small washroom facility;
- Modern laminate floor covering;

PLANNING: Class 'E' to include office and medical uses.

BUSINESS RATES: Nil business rates payable for the year ending March 31st 2026, subject to eligibility for Small Business Rates Relief.

LEASE: The premises are available on a brand-new full repairing and insuring Lease only for a minimum term of three years and upwards.

RENT: £14,000 per annum exclusive.

EPC: An up to date EPC has been commissioned and will be made available to interested parties.

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

**FURTHER DETAILS/
VIEWING:** Strictly by appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.

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