

SURBITON TOWN CENTRE OFFICE/LEISURE/EDUCATIONAL/STUDIO PREMISES TO LET



**First Floor, 6 Electric Parade, Surbiton,
Surrey KT6 5NT**

Type

A contemporary First Floor Studio with feature vaulted ceilings and excellent natural light situated on the corner of Electric Parade and Victoria Avenue close by to Surbiton Town Centre and Railway Station.

Lease

The Studio is offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

Rent

£30,000 per annum exclusive.

Areas

Net Internal Area – 1,350 square feet (125 square metres) plus Private Ground Floor Entrance Lobby and Washroom.

Planning

Class 'E' including Offices, Leisure, Medical and Educational Uses permitted.

Legal Costs

Each party to cover their own legal costs.

Further Details/Viewing

Please contact 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.

First Floor, 6 Electric Parade, Surbiton, Surrey KT6 5NT

LOCATION: The property is conveniently located on the corner of Electric Parade and Victoria Avenue and a short walk from Surbiton Town Centre and Mainline Railway Station with regular train services to London Waterloo (19 minutes).

DESCRIPTION: A first floor contemporary Studio Office with feature vaulted ceilings plus additional mezzanine office/storage area, staff/kitchen facility and separate Male and Female Washrooms.

Net Internal Area – 1,350 square feet (125 square metres).

Features Include:

- * Ground floor Private Entrance door lobby with Entryphone system;
- * Ground floor Male and Female Washroom facilities;
- * Underfloor heating throughout;
- * Double glazed window and skylight units;
- * Modern Staff/Kitchen facility;
- * Three Phase electrical power supply;
- * Excellent Natural Light throughout.

PLANNING: The premises have the benefit of Class 'E' Use including Office, Medical, Educational and Leisure uses.

BUSINESS RATES: The annual Business Rates payable for the year ending 31st March 2027 are approximately £12,636.

LEASE: A brand new full repairing and insuring Lease is offered for a term of years to be agreed.

ASKING RENT: **£30,000** per annum exclusive subject to Rent Reviews every three years.

EPC: An up to date 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/VIEWING: Strictly by appointment only with Sole Agents, Wallakers Commercial on 020 8399 5381.

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