

**SECOND FLOOR OFFICES  
CLOSE BY TO SURBITON STATION  
AND TOWN CENTRE  
TO LET**



**Suite 10, The Sanctuary, 23 Oakhill Grove,  
Surbiton, Surrey KT6 6DU**

**Area**

Net Internal Area of 912 square feet (84.7 square metres) plus two allocated car park spaces.

**Planning**

Class 'E' Offices.

**Business Rates**

Nil Business Rates payable.

**Legal Costs**

Each party to cover their own legal costs.

**Type**

An attractive Suite comprising of five offices arranged over the second floor of a magnificent detached period building with parking.

**Rent**

£13,000 per annum exclusive.

**Lease**

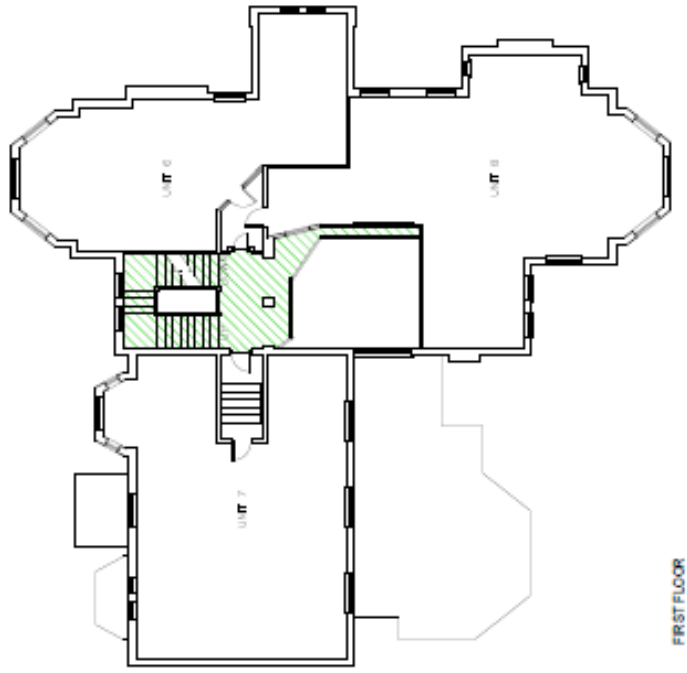
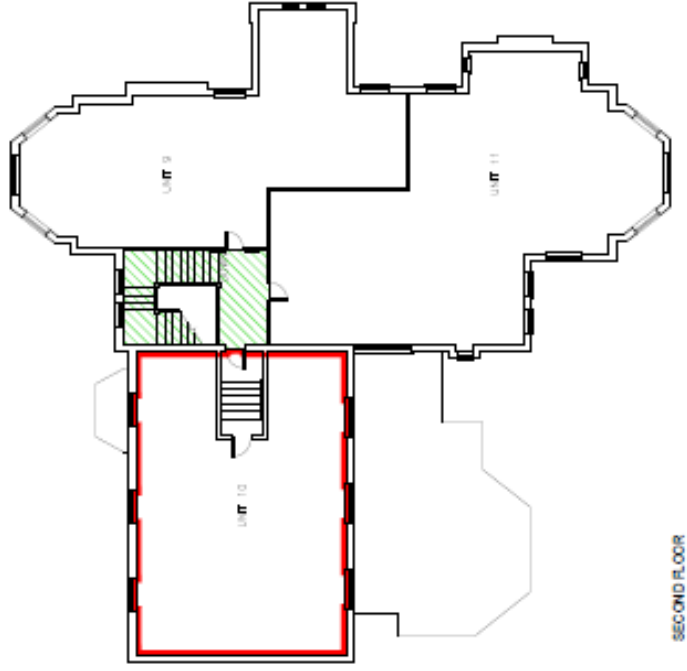
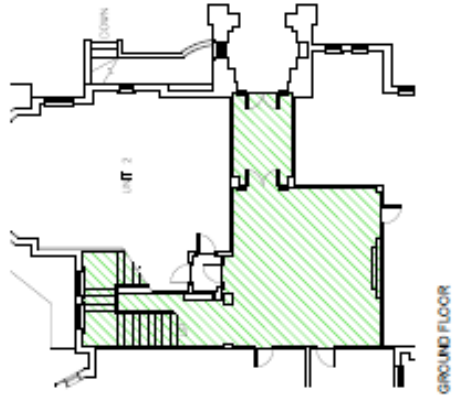
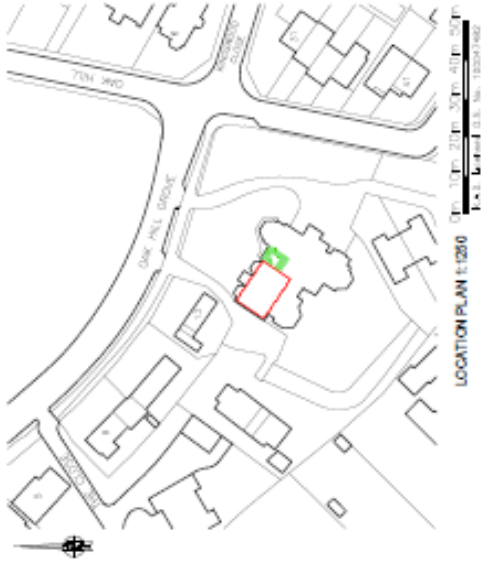
A brand new full repairing and insuring Lease for a term of three years.

**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)

<b>LOCATION:</b>	The Sanctuary is situated within a short walk of Surbiton Railway Station and Town Centre and is 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 at the front of the building.</p> <p>Further details on the building can be viewed on <a href="http://www.thesanctuary-surbiton.co.uk">www.thesanctuary-surbiton.co.uk</a>.</p> <p>Suite 10 is situated on the second (top) floor and comprises five private office rooms in total giving a <b>Net Internal Area of 912 square feet (84.7 square metres)</b>. See Floor Plan attached.</p> <p>Features include:</p> <ul style="list-style-type: none"><li>* New Worcester Greenstar 4000 Combi Boiler Installed</li><li>* Entry phone system</li><li>* Small washroom facility</li><li>* Small kitchen/staff area</li><li>* Carpeted throughout</li><li>* Two allocated car parking spaces within the main car park</li><li>* Free visitor parking bays to the front of the building</li></ul>
<b>PLANNING:</b>	Class 'E' to include office, medical and educational uses.
<b>LEASE:</b>	A brand new full repairing and insuring Lease for a term of three years and outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part Two.
<b>RENT:</b>	£13,000 per annum exclusive.
<b>SERVICE CHARGE:</b>	The Annual Service Charge for the year ending 31 <sup>st</sup> December 2025 is £5,859 (Based on 9.3% of the annual total service charge for the building) and includes annual building/terrorism insurance and contribution towards the sinking fund.
<b>BUSINESS RATES:</b>	Nil Business Rates payable for the current year, subject to eligibility for Small Business Rates Relief.
<b>ENERGY PERFORMANCE CERTIFICATE:</b>	Energy Performance Asset Rating – D 97.
<b>LEGAL COSTS:</b>	Each party to cover their own legal costs.
<b>VIEWING:</b>	Strictly by appointment only with Landlords Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: <a href="mailto:smullaney@wallakerscommercial.com">smullaney@wallakerscommercial.com</a> Carlie Sandys: <a href="mailto:csandys@wallakerscommercial.com">csandys@wallakerscommercial.com</a>



SHARED ADDRESS

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ARTISAN SURVEYORS THE SANCTUARY 20 GARDEN GROVE SURREY, BC V3R 6D9	UNIT 10 - LEASE PLAN DATE: 1:2009/03 PERIOD: MAR 2020 SHEET: KAD 09 A UP A

