

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



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

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.

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

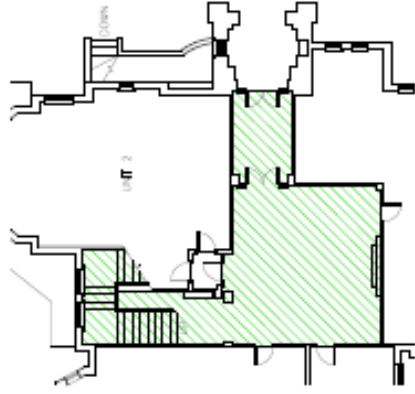
Each party to cover their own legal costs.

Further Details/Viewing

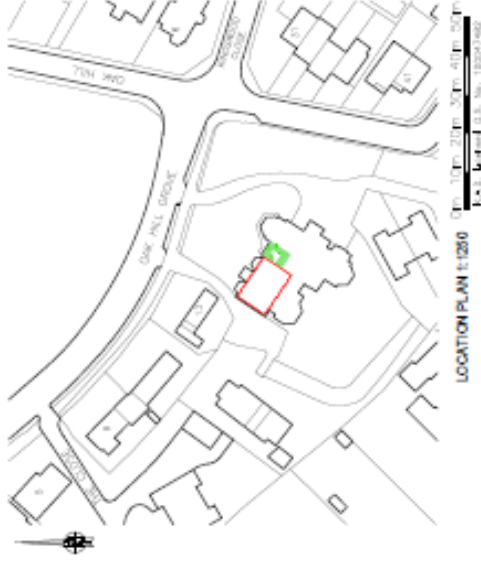
Please contact Wallakers Commercial on 020 8399 5381

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

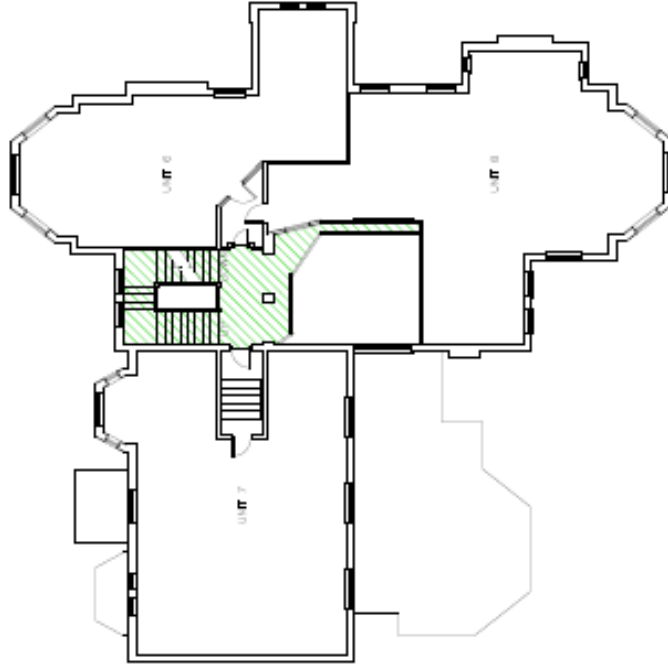
LOCATION:	The Sanctuary is situated within a short walk of Surbiton Railway Station and Town Centre and is conveniently located for access to the main road communications to London and the South East via the A3, M25 and M3. Surbiton Railway Station provides regular fast train services to London Waterloo (19 minutes).
DESCRIPTION:	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. Further details on the building can be viewed on www.thesanctuary-surbiton.co.uk. Suite 10 is situated on the second (top) floor and comprises five private office rooms in total giving a Net Internal Area of 912 square feet (84.7 square metres). See Floor Plan attached. Features include: * New Worcester Greenstar 4000 Combi Boiler Installed * Entry phone system * Small washroom facility * Small kitchen/staff area * Carpeted throughout * Two allocated car parking spaces within the main car park * Free visitor parking bays to the front of the building
PLANNING:	Class 'E' to include office, medical and educational uses.
LEASE:	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.
RENT:	£13,000 per annum exclusive.
SERVICE CHARGE:	The Annual Service Charge for the year ending 31 st 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.
BUSINESS RATES:	Nil Business Rates payable for the current year, subject to eligibility for Small Business Rates Relief.
ENERGY PERFORMANCE CERTIFICATE:	Energy Performance Asset Rating – D 97.
LEGAL COSTS:	Each party to cover their own legal costs.
VIEWING:	Strictly by appointment only with Landlords Sole Agents, Wallakers Commercial on 020 8399 5381. Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com



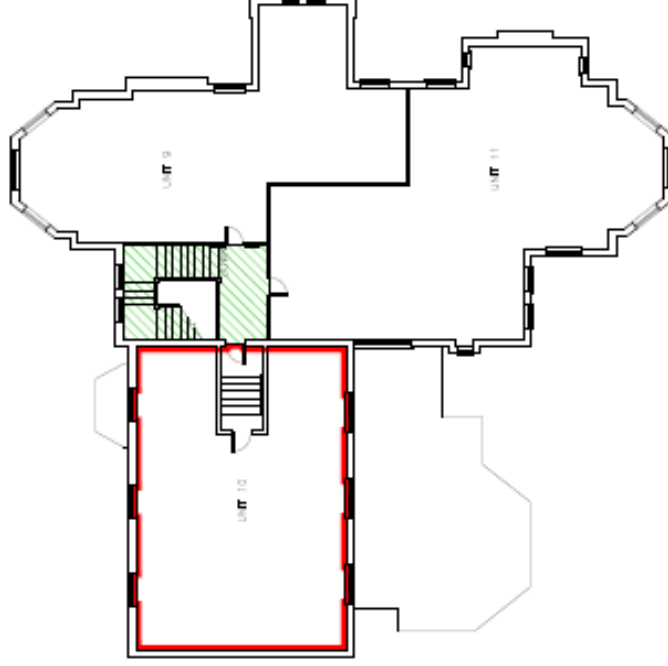
GROUND FLOOR



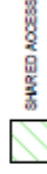
LOCATION PLAN 1:1250



FIRST FLOOR



SECOND FLOOR



SHARED ADDRESS

Knight KAD ARCHITECTURAL CONSULTANTS 10000 100th Ave SE Suite 100 Kent, WA 98032-1000 Tel: 206.835.1000 Fax: 206.835.1001 Email: info@knightkad.com		ARTISAN SURVEYORS THE SANCTUARY 20 GARDEN GROVE SUITE 100 KENT, WA 98032-1000 Tel: 206.835.1000 Fax: 206.835.1001 Email: info@artisan-surveyors.com	
UNIT 10 - LEASE PLAN			
Date: 1/20/2023 Drawn: KAD Scale: 1:1250	Date: 1/20/2023 Drawn: AS Scale: 1:1250	Date: 1/20/2023 Drawn: AS Scale: 1:1250	Date: 1/20/2023 Drawn: AS Scale: 1:1250

