wallakers commercial

chartered surveyors and commercial property consultants

SURBITON TOWN CENTRE
CLOSEBY TO RAILWAY STATION
(LONDON WATERLOO 19MINS)
OFFICE SUITE TO LET



Suite 1, 58-59 Victoria Road, Surbiton, Surrey KT6 4NQ

Location

Town Centre location in Surbiton close by to the Railway Station (London Waterloo 19 minutes).

Type

A first floor suite of offices with kitchenette and washroom facilities.

Area

Net Internal Area – 815 square feet (75.7 square metres)

Lease

A flexible new Lease for a term up to three years.

Rent

£14,500 per annum exclusive.

Further Details/Viewing

Please contact Sole Agents, 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.*

Suite 1, 58-59 Victoria Road, Surbiton, Surrey KT6 4NQ_

LOCATION:

The offices are situated in a highly convenient location in the heart of Surbiton Town Centre thereby enjoying easy access to local shops and amenities. Surbiton BR Station, with its regular mainline services to London Waterloo (19 minutes), is a few minutes' walk away. There is also easy road access to the M25 via the A3 junctions at Tolworth and Hook (5 minutes).

DESCRIPTION:

An office suite arranged over the first floor of this mixed retail, office and residential block which has a communal main entrance door from Victoria Road.

The Suite is currently arranged as four/five private offices and has Net Internal Area of approximately **815 square feet (75.7 square metres).**

Features include: -

* Fully carpeted throughout
* Electric wall heaters
* Part air conditioned
* Double glazed window units
* Good natural light
* Entry phone system
* Kitchen/Staff Room
* Small washroom facility

BUSINESS RATES:

To be re-assessed by the Valuation Office.

LEASE:

The offices are offered on a flexible Commercial Lease for a term of up to three years and outside of the security of tenure provisions of the Landlord and Tenant Act 1954 Part Two.

RENT:

£14,500 per annum exclusive.

SERVICE CHARGES:

Approximately £5,000 per annum payable quarterly in advance.

EPC:

An Energy Performance Certificate 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 020 8399 5381

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

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