wallakers commercial

chartered surveyors and commercial property consultants

- SURBITON TOWN CENTRE -
CLOSEBY TO RAILWAY STATION (LONDON WATERLOO 19 MINS)
AFFORDABLE OFFICES TO LET



Suite 3, 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 second floor Suite of offices with kitchenette and washroom facilities.

Area

Net Internal Area – 1,020 square feet (94.76 square metres)

Lease

A new Lease for a term of three years and upwards.

Rent

£12,500 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 3, 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 main line services to London Waterloo (16mins), is a few minutes walk away. There is also easy road access to the M25 via the A3 at Tolworth and Hook (5mins).

DESCRIPTION:

The office suite is arranged on the top floor of this mixed retail, office and residential block. The offices provide a combination of open plan and private cellular office space.

The Net Internal Area of the offices is 1,020 square feet (94.76 square metres).

Features include:

- Comfort cooling/heating wall units.
- Suspended ceiling and modern office lighting.
- Network cable skirting trunking.
- Separate male and female washroom facilities and small staff/kitchen area.
- Security alarm system.

PLANNING:

Class 'E' to include office, medical and educational uses.

BUSINESS RATES:

To be re-assessed by the Valuation Office.

LEASE:

The Suite is offered on a flexible Commercial Lease for a term of three years and upwards and outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part Two.

RENT:

£12,500 per annum exclusive.

SERVICE CHARGE:

Approximately £6,200 per annum payable quarterly in advance.

EPC:

An EPC has been commissioned and will be made available to all interested parties.

LEGAL COSTS:

Each party to cover their own.

FURTHER DETAILS/ VIEWING:

Strictly by appointment with Sole Agents, Wallakers Commercial on telephone 020 8399 5381.

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

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