



HIGH PROFILE CLASS E SHOWROOM - TO LET

- 2,779 Sq Ft (258.17 Sq M)
- £40,000 per annum exclusive

Unit B Festival Court, Rose Hill, Sutton, Surrey SM1 3HA



Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Description

The ground floor premises forms part of the gateway development leading to Sutton Town Centre, on Rose Hill and Reigate Avenue.

Location

The premises are prominently located on the main Rose Hill roundabout, and benefit from excellent vehicular passing trade. The property benefits from dual frontage onto Rose Hill (B2230) and Reigate Avenue (A217). Nearby occupiers include Lidl and Superdrug.

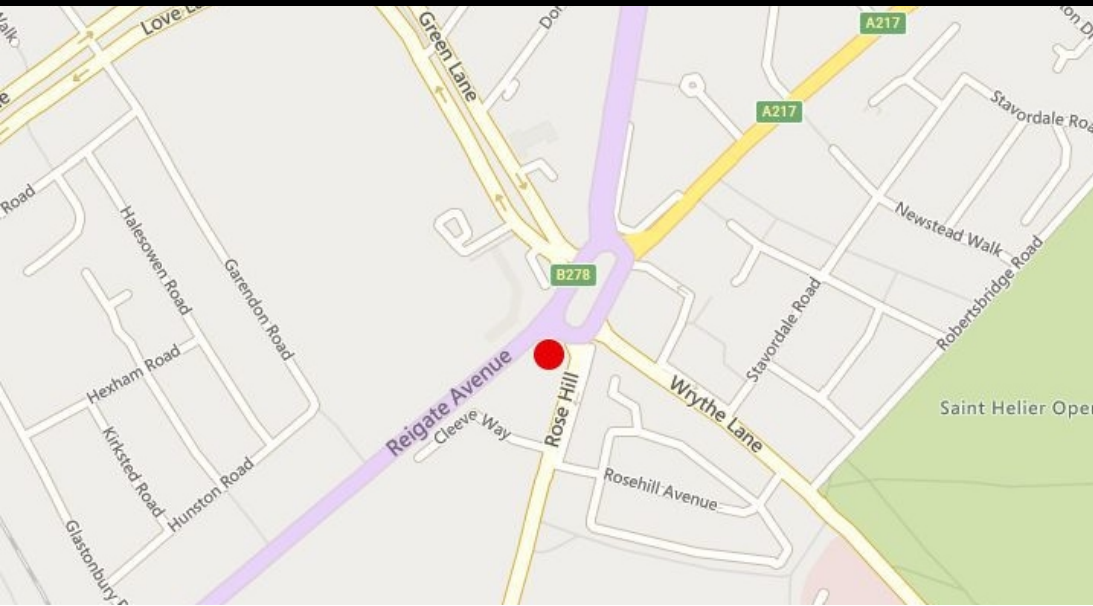
Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes). Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south-west of central London, 5 miles west of Croydon, 10 miles north of Reigate and 7 miles south-east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	2,779	258.17
Total Gross Internal Floor Area	2,779 Sq Ft	258.17 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



Terms

The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£40,000 per annum exclusive

VAT

The property has been elected for VAT.

EPC

The EPC rating for this property is D (96).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



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