

## GROUND FLOOR OFFICE SUITE - TO LET

- 210 Sq Ft (19.51 Sq M)
- Rental: £385 per calendar month

## Key Features

- Cat II luminaires
- Gas fired central heating
- Underfloor trunking
- Double glazing
- Carpeted throughout
- Shared Kitchenette
- Shared WC facilities



## Description

The property comprises a modern two-storey detached building of traditional brick construction with profile cladding, beneath a pitched tiled roof. The subject premises comprise a self-contained ground floor office.

## Location

The premises are located within the preferred office location for the town on the east side of Throwley Way, opposite Times Square and within close proximity of Sutton Mainline BR Station and the Town shopping, restaurant and leisure facilities.

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.

Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor Office Suite	210	19.51
<b>Total Net Internal Floor Area</b>	<b>210 Sq Ft</b>	<b>19.51 Sq M</b>

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

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.



## Terms

The office suite is available on a new Lease/Licence Agreement, for a term to be agreed.

## Rent

The current rental is £385 per calendar month, exclusive.

## VAT

The premises have been elected for VAT.

## EPC

The EPC rating for this property is B (48).

## Service Charge

Currently £120 per calendar month, exclusive, and reconciled annually.

## 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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### Paul Harwood

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