



MODERN SELF-CONTAINED TOWN CENTRE OFFICE - TO LET

■ 413 Sq Ft (38.37 Sq M)

■ Rent: £775.00 pcm, exclusive

Mulgrave Chambers - 2nd Floor Suite, Mulgrave Road, Sutton, Surrey SM2 6LE

Key Features

- Laminate flooring
- Three compartment perimeter trunking
- Door entry system
- Suspended ceilings with LED lighting
- Intruder alarm
- Gas fired central heating
- Demised kitchenette
- Shared WC facilities
- 1 on-site demised car parking space
- 24 hour gated access

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

Mulgrave Chambers was the first office village to have been developed in Sutton Town Centre and provides the opportunity for Companies to occupy quality accommodation set in a landscaped courtyard environment, close to the Town's mainline railway station.

Location

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.

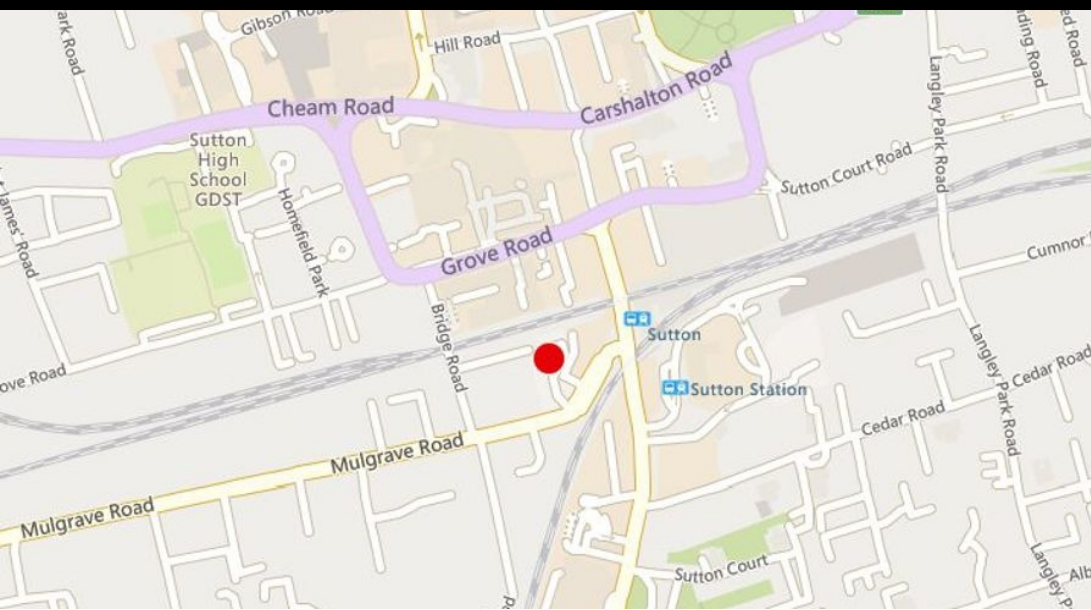
Sutton mainline BR station is a short distance away, and provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
2nd Floor Office Suite	413	38.37
Total Net Internal Floor Area	413 Sq Ft	38.37 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 Office suite is available to let on a new Lease for a term and review period to be agreed.

Rent

The commencing rental is £775 per calendar month, exclusive.

Service Charge

This is currently estimated to be £220 per calendar month, exclusive, and includes all utilities and day-to-day operating costs, as detailed on the attached.

Business Rates

If applicable, Business Rates are paid directly to the Local Authority.

VAT

The property has been elected for VAT.

EPC

The EPC rating for this property is C (64).

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez
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