



- First floor office to let in Wallington.
- Measures c.525 sqft.
- Two parking spaces.
- Located 0.6 miles from Wallington Station.
- Guide rent- £18,000 pa.
- Bills & utilities included.

## Description

An opportunity to rent a smart first floor office in Wallington. The unit is self-contained, measures c.525 sqft and has an open-plan layout. There are two allocated car parking spaces, and the office benefits from Cat 6 Cabling and good natural light. There are shared W/C and kitchenette facilities.

## Location

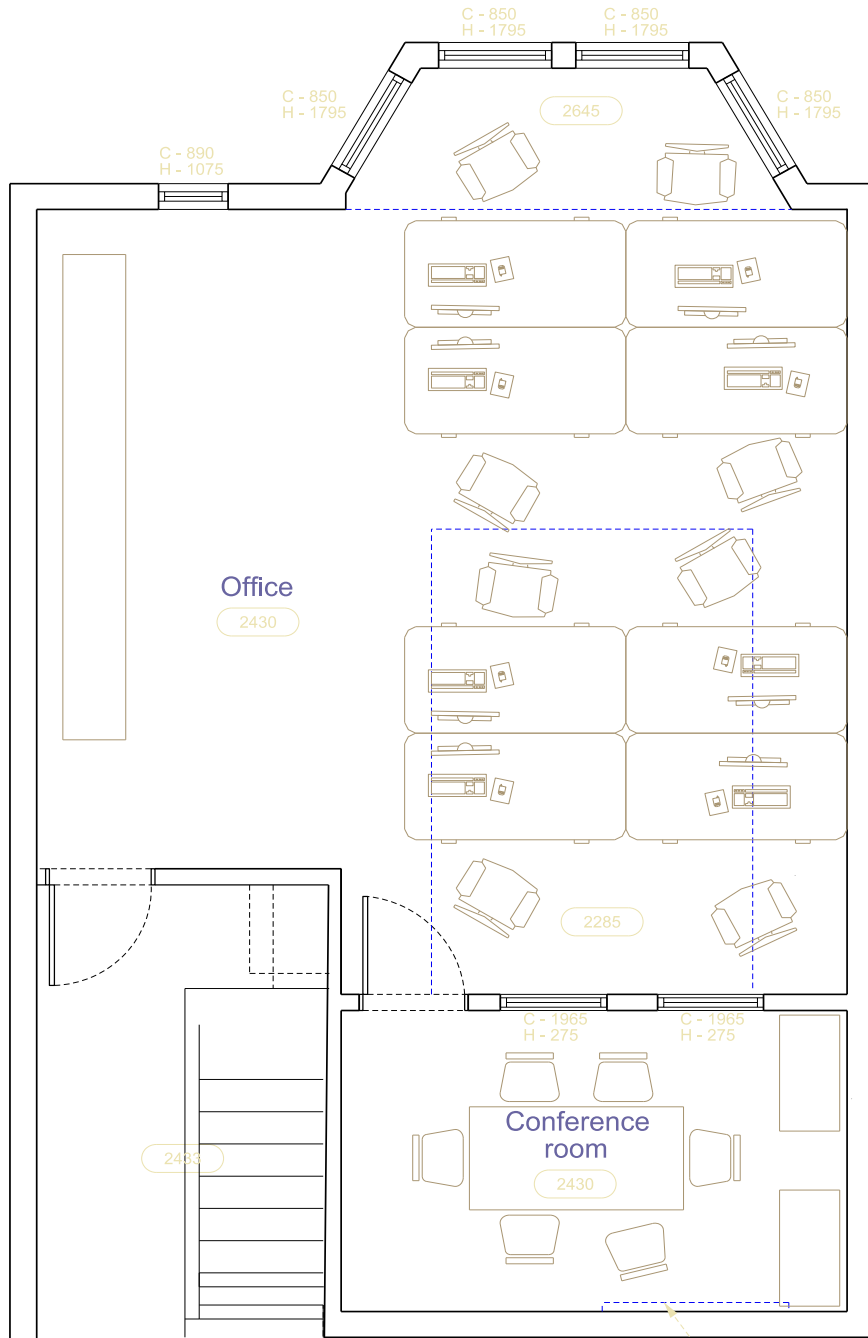
The office is conveniently located on Stafford Road (B271) just 0.6 miles from Wallington Station which provides direct service to London Bridge (24 mins) along with other popular locations including Epsom Downs, Selhurst and Norbury. A variety of both independent and national businesses occupy a position close by on the high street. National businesses include Sainsbury's, Tesco's, Barclays, Nationwide, HSBC, Santander, KFC, Subway, Greggs, Costa Coffee, Café Nero, Boots, WH Smith, B&Q, British Heart Foundation and many more.

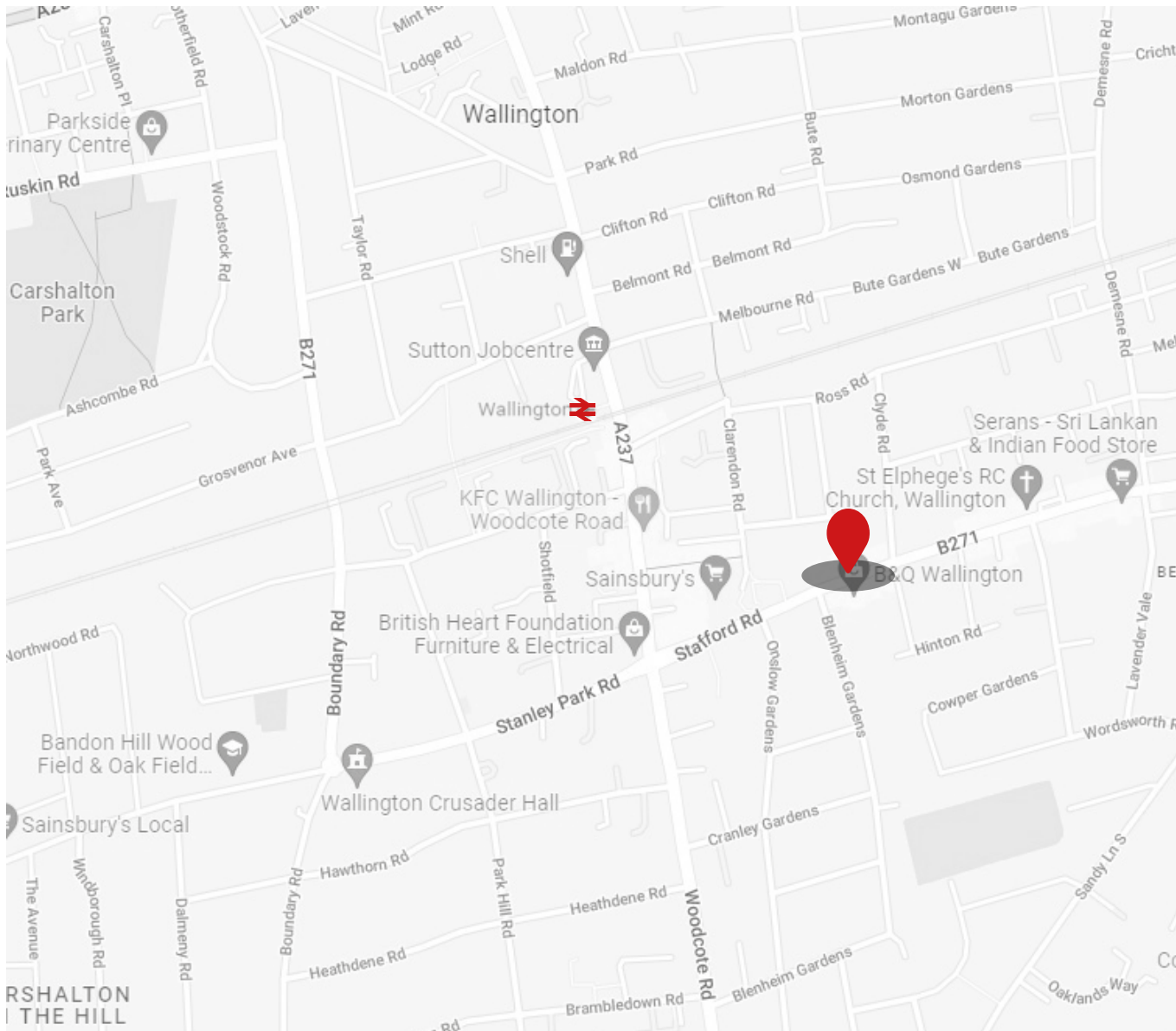
## Business Rates

According to the summary valuation effective 1st April 2022, the property rateable value for the 1st floor is £6,300. As the property has a rateable value below £15,000, we understand small business rate relief may be applicable. Interested parties are advised to carry out their own due diligence in regards to this matter.

44 Stafford Road, Wallington, Sutton SM6 9AA

All-inclusive first floor office to let





## Terms

Guide rent of £18,000 per annum for a new Fully Repairing and Insuring (FRI) lease. Interested parties are advised to contact our offices for further information in this regard.

## VAT

We understand that VAT is not applicable on the rent.

## EPC

The property sits within band "D". A copy is available upon request.

## Service Charge

Utility bills are included in the rent.

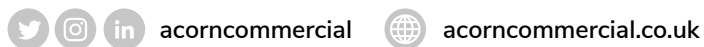
## Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



## Contact

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