

## **FLEXIBLE OFFICES TO LET**

**5 SANDIFORD ROAD  
KIMPTON INDUSTRIAL PARK  
SUTTON  
SM3 9RN**



**FROM 183 – 5,500 sq. ft.  
(17.00 – 510.97 sq. m.)**



## **LOCATION**

The property is located on the Kimpton Industrial Estate, just off Kimpton Road, approximately mid-way between Cheam and Rosehill. The A217 is in close proximity, which provides direct access to Junction 8 of the M25 to the south and Central London to the north via the A24. Sutton Common Train station is approximately 1 mile to the east

## **DESCRIPTION**

The subject property comprises a suite of recently refurbished first floor office suites.

## **AMENITIES**

- Popular industrial estate with good access to A217
- Recently refurbished offices
- Available on flexible leases
- Parking available on a first come first served basis
- Shared kitchen and break out areas
- Use of shared gym

## **LEASE**

A new flexible lease available on terms to be agreed.

## **ACCOMMODATION**

Office 5:	183 sq. ft. (17.00 sq. m.)
Office 6:	237 sq. ft. (22.00 sq. m.)
Office 7:	226 sq. ft. (21.00 sq. m.)
Office 8:	226 sq. ft. (21.00 sq. m.)

**TOTAL 872 sq. ft. (81.00 sq. m.)**

## **RENT**

£12,000 per annum inclusive per office.

## **VAT**

The property is elected for VAT.

## **EPC**

Band C (60)

## **LEGAL COSTS**

Each party to bear their own legal costs incurred in this transaction.

## **RATES**

2017 List Rateable Value: £83,000 (for the whole building) To be reassessed.

UBR 2021/2022 - £0.512p in the £  
Source: VOA website.

Interested parties should make their own enquiries with Sutton Council to confirm the rates payable.

## **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Stewart Rolfe / Sophie Cousins**

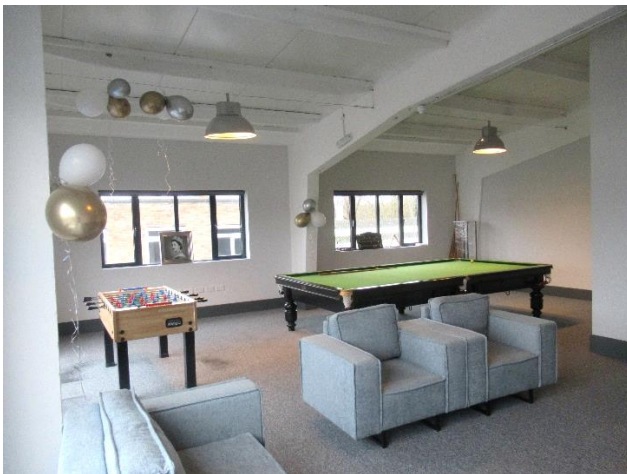
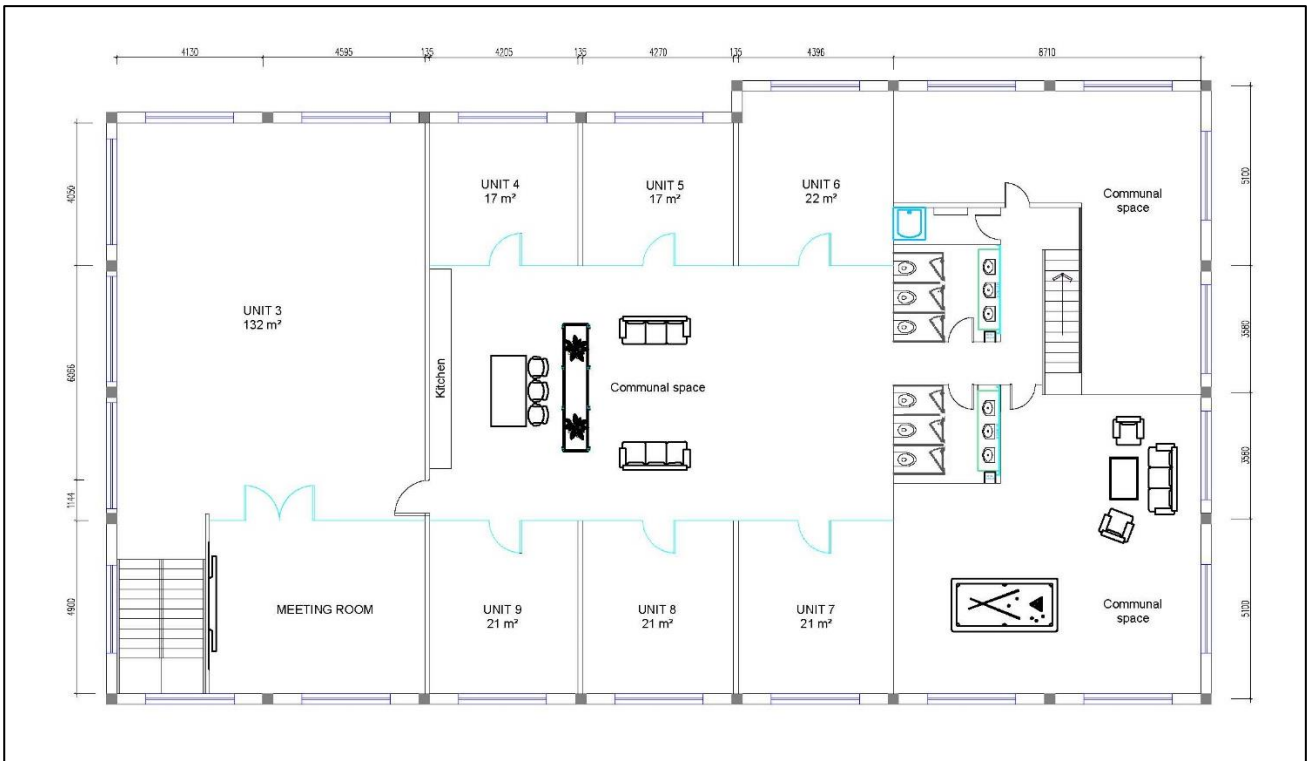
**Tel: 020 8971 4999**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
  - (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
  - (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
  - (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property
- May 2022

## FIRST FLOOR PLAN



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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May 2022

# Energy performance certificate (EPC)

Unit 5  
Sandford Road  
SUTTON  
SM3 9RN

Energy rating

C

Valid until: 22 May 2032

Certificate number: 1161-8475-8308-4925-3696

Property type

B1 Offices and Workshop businesses

Total floor area

1015 square metres

## Rules on letting this property

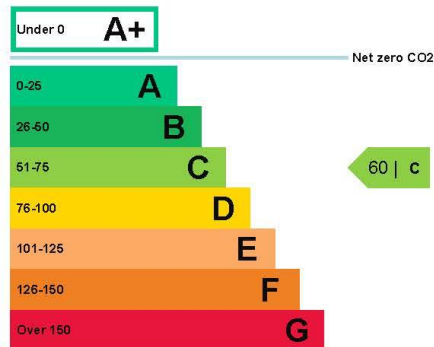
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

79 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

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