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PROPERTY  
WORK  
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20  
ZONE  
Onslow  
Gardens

ONSLow-GARDENS

Elles  
WALLINGTON  
Library  
Shoppers  
Shotfield  
Long stay  
Public Hall  
Long stay  
Mitbourne Rd  
Long stay  
Station

**TO LET**

**OFFICE – 2,605 - 4,798 SQ FT (242 - 445.73 SQ M)**

**Monarch House, 7 Stafford Road, Wallington, Surrey, SM6 9AN**



**DESCRIPTION**

The property is a 3 storey office building with the available accommodation over first and second floors. The property is available in current condition, or subject to an Agreement for Lease, can be refurbished to a specification to suit.

**LOCATION**

Wallington is situated between Croydon and Sutton and is approximately 14miles to the south of central London.  
 Access to the national motorway network is provided at the M25/M23 intersection (6 miles approx) with Gatwick and Heathrow Airports being 19 miles and 24 miles distant respectively.  
 Wallington train station provides direct services to London Bridge (26 mins), London Victoria (39 mins), West Croydon and Sutton.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
First Floor	4,798	445.73
Second Floor	2,605	242
<b>TOTAL</b>	<b>7,403</b>	<b>687.73</b>

**AMENITIES**

- Perimeter trunking
- Demountable partitioning to part
- Suspended ceilings with mineral fibre tiles
- Inset flourescent lighting
- Gas fired central heating
- Kitchenette
- Male/female WC per floor + Accessible
- 1 x passenger lift
- Tea points to 1<sup>st</sup> and 2<sup>nd</sup> floors

**Service charge**

A service charge will be levied for the upkeep of the common areas of the building

**RATES**

The 2023 Rateable Value is £110,000.

**VAT**

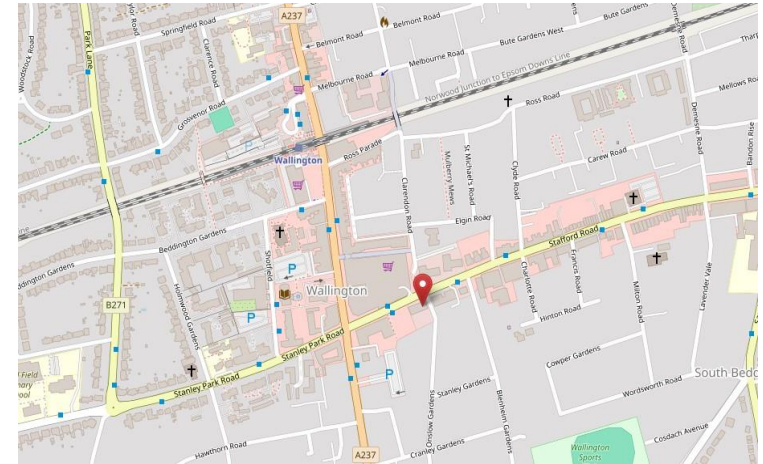
To be advised.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 020 8662 2700**

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