



MODERN SELF-CONTAINED TOWN CENTRE OFFICE - TO LET

■ 580 Sq Ft (53.88 Sq M)

■ £25.00 per sq ft exclusive

Unit 1 Mulgrave Chambers - Ground Floor Suite, 26-28 Mulgrave Road, Sutton, Surrey SM2 6LE

Key Features

- Fully carpeted
- Three compartment perimeter trunking
- High performance double glazed windows
- Suspended ceilings with LED lighting
- Intruder alarm
- Gas fired central heating
- Demised WC facilities
- Demised kitchenette
- 3 on-site demised car parking
- Fully managed site
- EV vehicle charging
- CCTV monitoring to site
- 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.

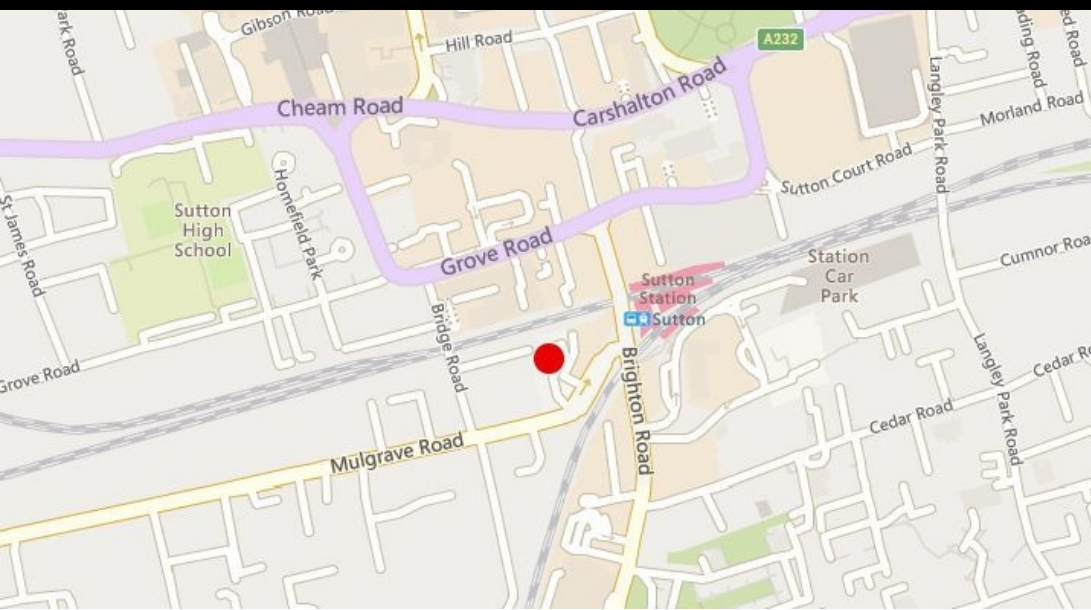
Sutton mainline BR station is a short distance away, and provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor Suite	580	53.88
Total Net Internal Floor Area	580 Sq Ft	53.88 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 Full Repairing & Insuring Lease for a term and review period to be agreed.

Rent

£25.00 per sq ft exclusive

Rates

According to the Government website the property has a 2023 Rateable Value of £9,700. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has been elected for VAT.

EPC

The EPC rating for this property is C (75).

Service Charge

Details upon application

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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