



FIRST FLOOR OFFICE SUITE - TO LET

- 1,018 Sq Ft (94.57 Sq M)
- £40.00 per sq ft inclusive

Key Features

- Air conditioning
- Suspended ceilings throughout with Cat II lighting
- Passenger lift to all floors
- Demountable partitioning
- Carpet tiles throughout
- Raised total access flooring
- Ladies, Gents and Disabled WC facilities
- Electronically controlled security gates with entryphone system
- On-site allocated parking

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

City House is a detached building of traditional brick construction beneath a pitched tiled roof, with on-site allocated car parking.

Location

City House is conveniently located in the heart of Sutton Town Centre, at the junction with Sutton Park Road and Cheam Road (A232), opposite the Civic Offices and Secombe Centre.

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 provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

Accommodation

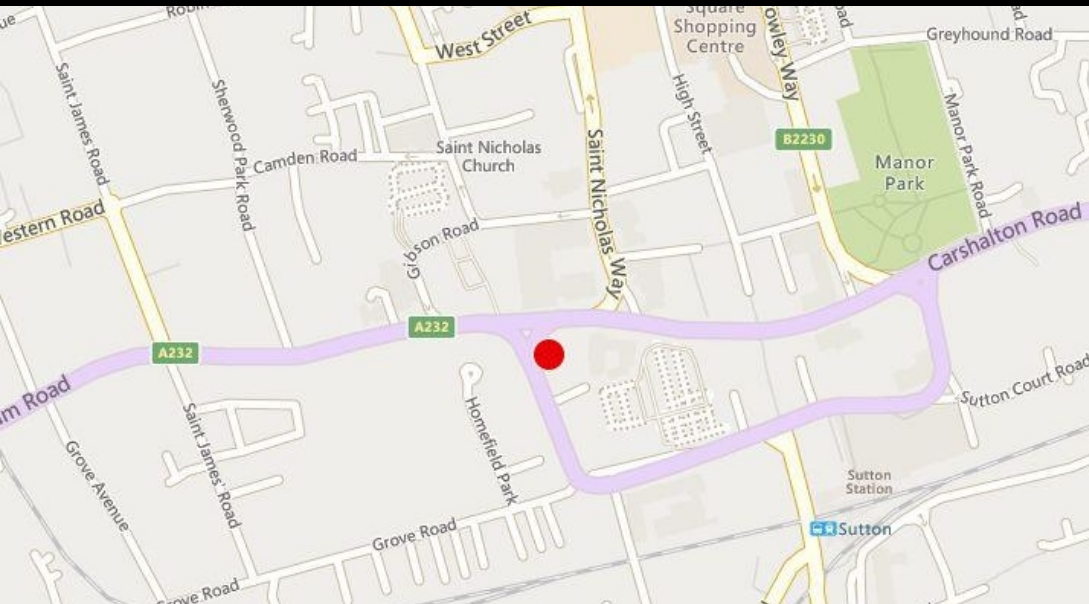
The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
First Floor	1,018	94.57
Total Net Internal Floor Area	1,018 Sq Ft	94.57 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.

Virtual Tour

<https://www.youtube.com/embed/VaqC4zLUBVY>



Terms

The office suite is available on a new Licence for a term to be agreed, up to a maximum of 24 months.

Rent

£40.00 per sq ft, inclusive of Business Rates and Service Charge.

VAT

The property has been elected for VAT.

EPC

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

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez

morganperez@centro.plc.uk
020 8401 1000

Paul Harwood

paulharwood@centro.plc.uk
020 8401 1000

