FIRST FLOOR OFFICE SUITE - TO LET

- 2,260 Sq Ft (209.95 Sq M)
- Rental: £33.00 per sq ft (inclusive)

Sutton Business Centre, Unit B26, Restmor Way, Wallington, Surrey SM6 7AH

Key Features

- Extensive external refurbishment works to be carried out shortly, to include new double glazed windows throughout
- Carpeting throughout
- Suspended ceilings
- Demountable partitioning
- Demised Kitchen
- Private WC facilities
- Communal break out areas
- 24 hour gated security, with CCTV
- On-site canteen
- Allocated on-site car parking
- On-site visitors car park

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

Sutton Business Centre offers a range of office/studio accommodation and light industrial warehouse buildings.

Location

Sutton Business Centre is conveniently located midway between Sutton and Croydon town centres, and is in close proximity to Hackbridge mainline BR Station which provides fast regular services to London Victoria (20 minutes).
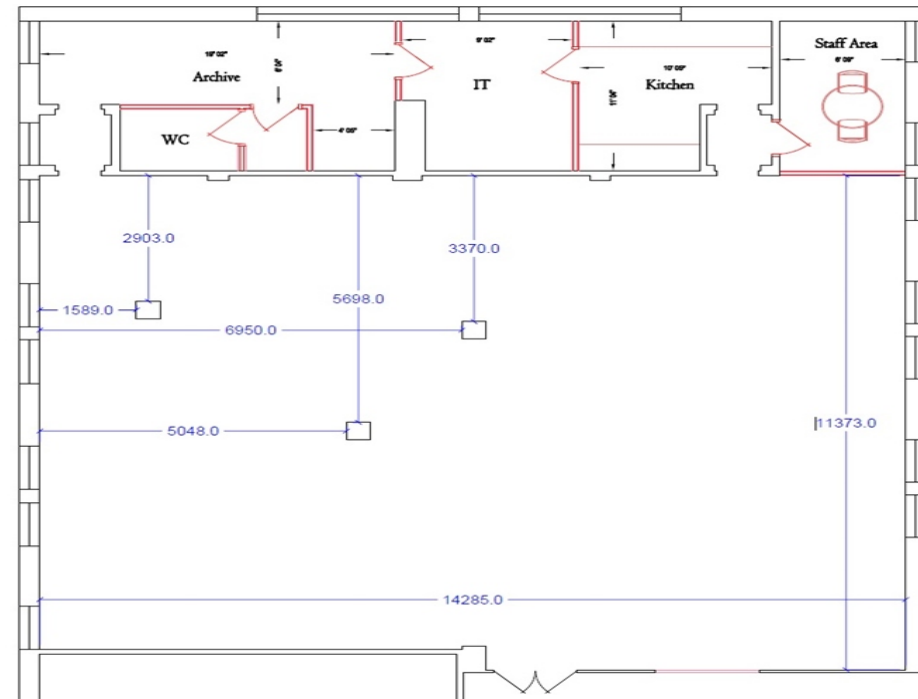
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Suite B26	2,260	209.95
Total Gross Internal Floor Area	2,260 Sq Ft	209.95 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.

Scaled Floor Plan available upon request

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

Paul Harwood
paulharwood@centro.plc.uk

Terms

The office suite is available to let on a new Lease for a term to be agreed.

Rent

The commencing inclusive rental is £33.00 per sq ft.

VAT

The property has been elected for VAT.

EPC

The EPC rating for this property is D (91).

Office Suite

Demised Kitchen

Main Reception

Communal External Break-Out Area