

# chanceryhouse

ST NICHOLAS WAY, SUTTON, SM1 1JB

NEWLY REFURBISHED AIR-CONDITIONED OFFICE SPACE TO LET  
FROM 1,222 SQ FT TO 6,434 SQ FT AVAILABLE

[chancery-house.co.uk](http://chancery-house.co.uk)



## A contemporary refurbishment in a prime town centre business location

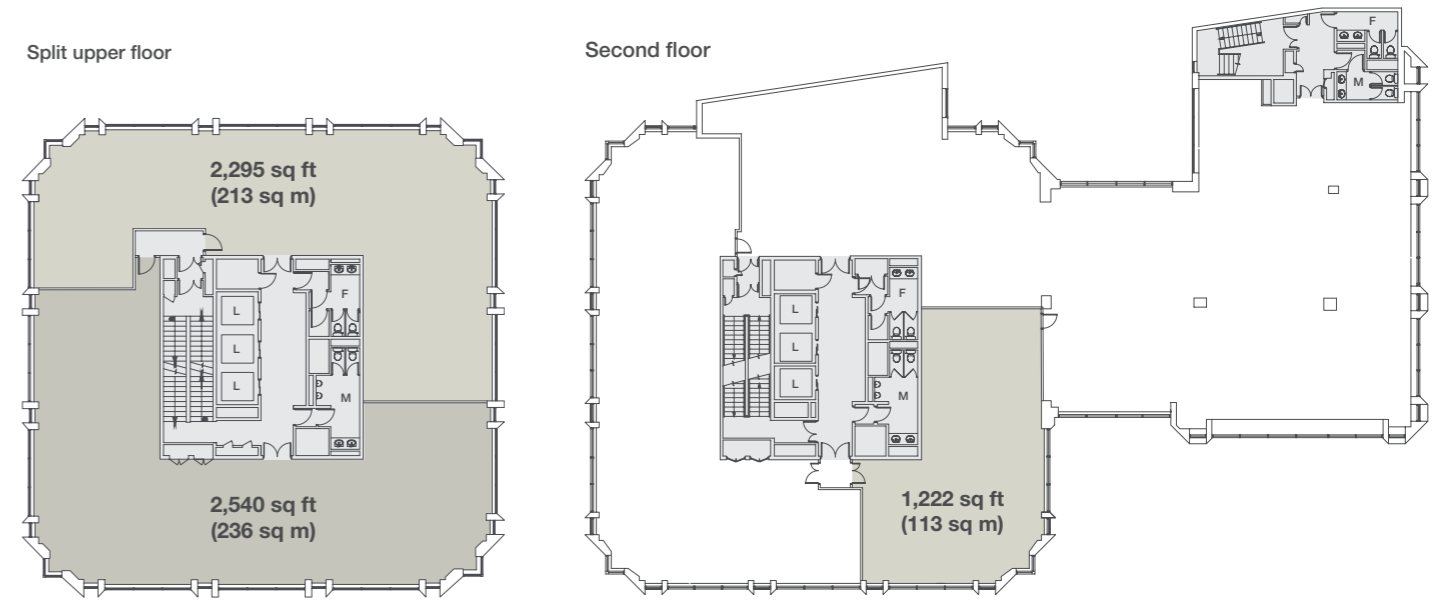
Chancery House provides 54,600 sq ft of offices with secure basement parking in the heart of Sutton town centre with excellent natural light. Purchased by CLS in 2015 the building has benefitted from significant investment to include new lifts, refurbished entrance, reception and common parts together with the creation of showers, cycle racks and new disabled WC's.



Flexibility is at the heart of the building's design, the floors can offer a range of sizes to suit your business.

Specification

- Green sourced electricity
- Contemporary refurbished reception
- 4 pipe fan coil air conditioning
- Raised access floors (1st - 8th floors)
- Suspended ceilings with LED lighting
- Three new 10 person passenger lifts
- 54 secure basement car spaces with passenger lift access to all floors
- Parking allocation - 1 per 1,000 sq ft
- Basement showers and cycle racks
- 24 hour access
- Dedicated concierge reception
- Fibre connectivity
- EPC Rating - D(83)



Availability

A variety of suites are available from 1,222 sq ft to whole floors of 4,840 sq ft, which could be split as shown, with a total of up to 6,434 sq ft currently available.





With an array of shops, bars, cafés, restaurants and leisure facilities, Sutton is an ideal town to relocate your business as well as having excellent transport connectivity.

Sutton has seen unprecedented investment in the town over the last few years with major developments including a new 131,500 sq ft Sainsbury's supermarket with T K Maxx joining Debenhams, Next, Waterstones and New Look along the popular pedestrianised High Street. A proposed extension of the Tramlink between Wimbledon and Sutton will further enhance the existing transport infrastructure.



SAT NAV REF: SM1 1JB

**SHOPS**

- 1 St Nicholas Shopping Centre
  - Next
  - New Look
  - Primark
  - Miss Selfridge
  - Warehouse
  - Accessorize
- 2 Matalan
- 3 Halfords
- 4 Argos
- 5 Sole Trader
- 6 Body Shop
- 7 Waterstones
- 8 B&Q

**SUPERMARKETS**

- 1 Sainsbury's
- 2 ASDA
- 3 M&S
- 4 Morrisons
- 5 M&S Simply Food
- 6 Tesco Express

**LEISURE**

- 1 The Gym
- 2 Empire Cinemas
- 3 Pure Gym
- 4 Library
- 5 Holiday Inn Hotel
- 6 Shapers Gym
- 7 Anytime Fitness

**FOOD & DRINK**

- 1 EasyCoffee
- 2 Costa Coffee
- 3 Greggs
- 4 McDonald's
- 5 Starbucks
- 6 Caffe Nero
- 7 Costa Coffee
- 8 Patisserie Valerie
- 9 All Bar One
- 10 Weatherspoons
- 11 Greggs
- 12 Sutton Arms
- 13 Cafe Nero
- 14 Subway
- 15 Oneill's
- 16 Slug & Lettuce
- 17 Pizza Express
- 18 Zizzi's
- 19 Nando's

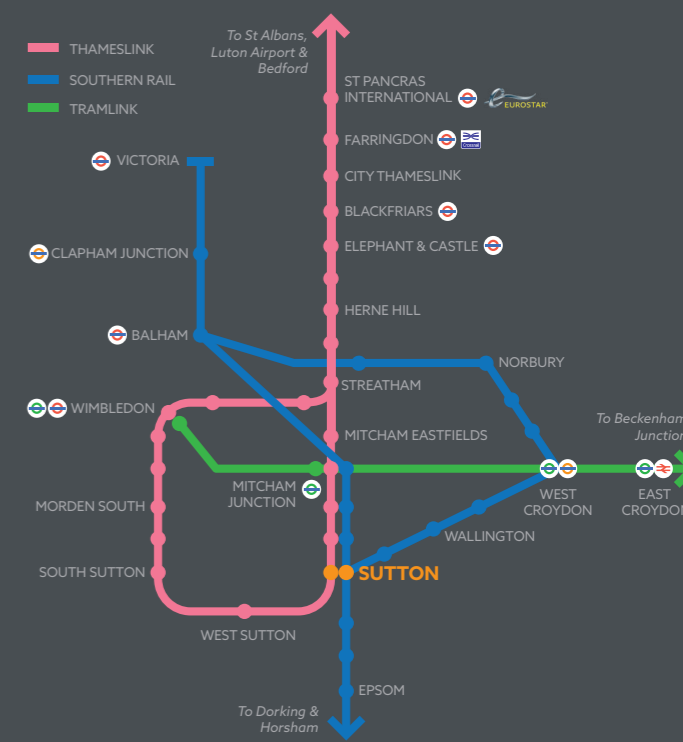
Communications

**By Road**

Epsom	4.5 miles
Croydon	5.0 miles
A3	5.0 miles
Wimbledon	5.5 miles
M23 (J8)	7.0 miles
M25 (J8)	8.5 miles
Reigate	10.0 miles
Central London	12.0 miles
Gatwick Airport	17.5 miles
Heathrow Airport	28.0 miles

**By Train (Sutton station)**

Epsom	10 mins
West Croydon	12 mins
Wimbledon	17 mins
Clapham Junction	20 mins
Victoria	29 mins
Blackfriars	35 mins
London Bridge	35 mins
Farringdon	40 mins
St Pancras	44 mins
Luton Airport	85 mins





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Owned and  
Managed by



Viewing

Strictly by appointment through the joint sole letting agents.



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