

To Let
 Self-Contained Town Centre Offices
 £16.50 per sq ft

1,311 sq ft - 2,634 sq ft

Epsom House, 312-314 High Street, Sutton SM1 1PR



Accommodation: The premises have the following approximate floor areas

First Floor Office Suites	121.77 sq m	1,311 sq ft
Second Floor Office Suites	122.90 sq m	1,323 sq ft

Total Net Internal Floor Area: 244.67 sq m 2,634 sq ft

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Description: The premises comprise an end of terrace three-storey building of traditional brick construction beneath a pitched tiled roof, with a single-storey extension to the rear. The subject premises form the first and second floor office suites, accessed from the side of the property in Burnell Road.

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

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.

Location: The property is prominently located on the eastern side of the High Street at its junction with Burnell Road. Nearby occupiers include Magnet Kitchens, The Gym Group, Poundstretcher, Sainsbury's and Costa Coffee.

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).

Terms: The offices are available to let on a new Full Repairing and Insuring Lease for a term to be agreed, either as a whole, or on a floor-by-floor basis.

VAT: The premises have not been elected for VAT.

Rental: The commencing rental is **£16.50 per sq ft, per annum exclusive.**

Rates: To be assessed.

NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

EPC: An EPC has been applied for and will be available shortly.

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

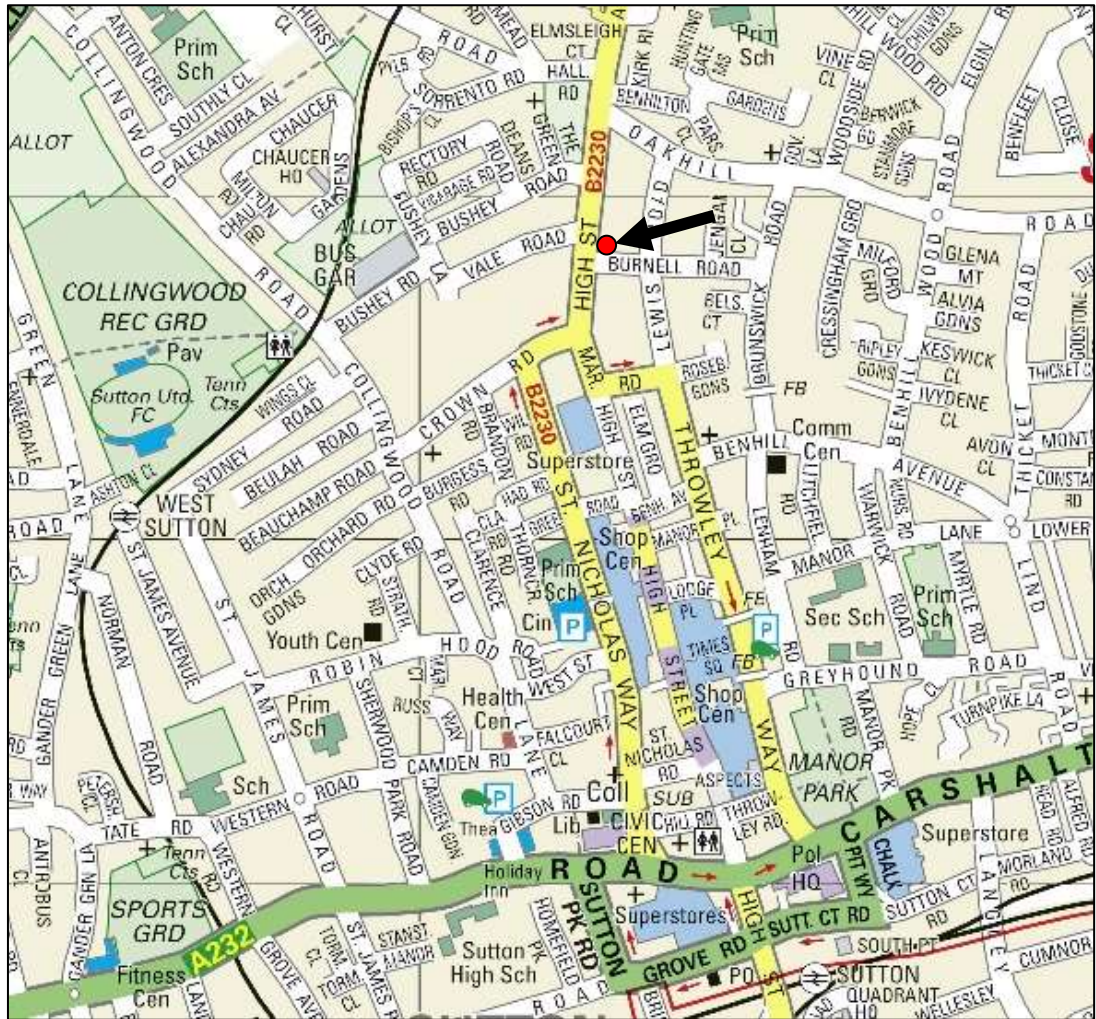
Viewing: Strictly by appointment through Sole Agents

Centro Commercial Limited
020 8401 1000

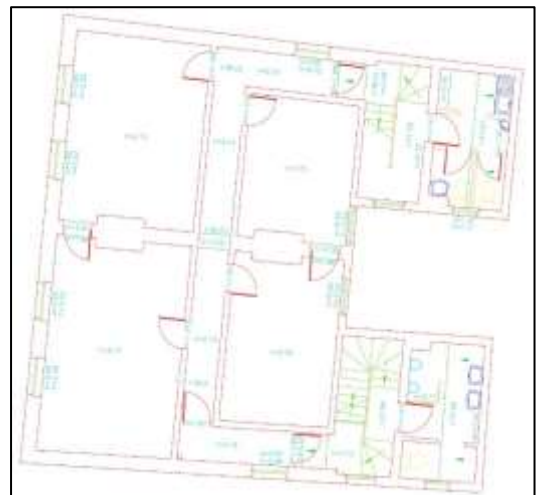
See a selection of our properties at www.centro.plc.uk

Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions or through the web site <http://www.lettingbusinesspremises.co.uk>.

PROPERTY PARTICULARS



Indicative 1st Floor Plan



Indicative 2nd Floor Plan

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

Think Property, Think Centro - RESIDENTIAL BLOCK MANAGEMENT - SALES - LETTINGS - NEW HOMES - COMMERCIAL AGENCY - CONSULTANCY - MANAGEMENT