# chancery house

ST NICHOLAS WAY, SUTTON, SM1 1JB

chancery-house.co.uk



- REFURBISHED AIR CONDITIONED OFFICES TO LET
- 1,464 – 12,104 SQ FT (136 – 1,125 SQ M)
- FLEXIBLE RANGE OF OFFICES TO SUIT ALL REQUIREMENTS
- ON SITE CAR PARKING
- ROBUST AND FAST FIBRE - 5 STAR EWAVE RATING
- CYCLE STORAGE & SHOWERS
- TOWN CENTRE LOCATION

# 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.



















*Indicative photos showing fully refurbished space at Chancery House.*

# Sustainability

**Well-being, lifestyle and sustainability is at the forefront at Chancery House. This efficiency with the other green features will help keep energy costs lower.**

**Electricity supplied is 100% natural renewable procured.**

**The building benefits from a zero carbon emission certified supply.**

**Building is actively monitored via smart metering systems for accurate billing.**

**Award winning waste and recycling management. Green Apple Award 2018.**

**Electric car charging point.**

**EPC Refer to letting agents for up to date information on EPC's.**



> **Sustainability is an integral aspect of our purpose to transform office properties into sustainable, modern spaces that help businesses to grow.**
>
> **CLS Holdings plc**

chancery**house**



# Key facts

**24 hour access**

**Air conditioning- 4 pipe fancoil system**

**3 Newly fitted 10 person passenger Lifts**

**Suspended ceilings with LED lighting**

**Raised access floors (1st - 8th floors)**

**54 secure basement car spaces with passenger lift access to all floors**

**Secure cycle storage**

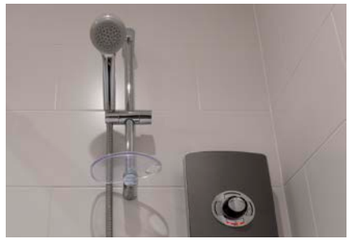
**Basement showers**

**Contemporary refurbished reception**













*Indicative photo showing fully refurbished space at Chancery House.*

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

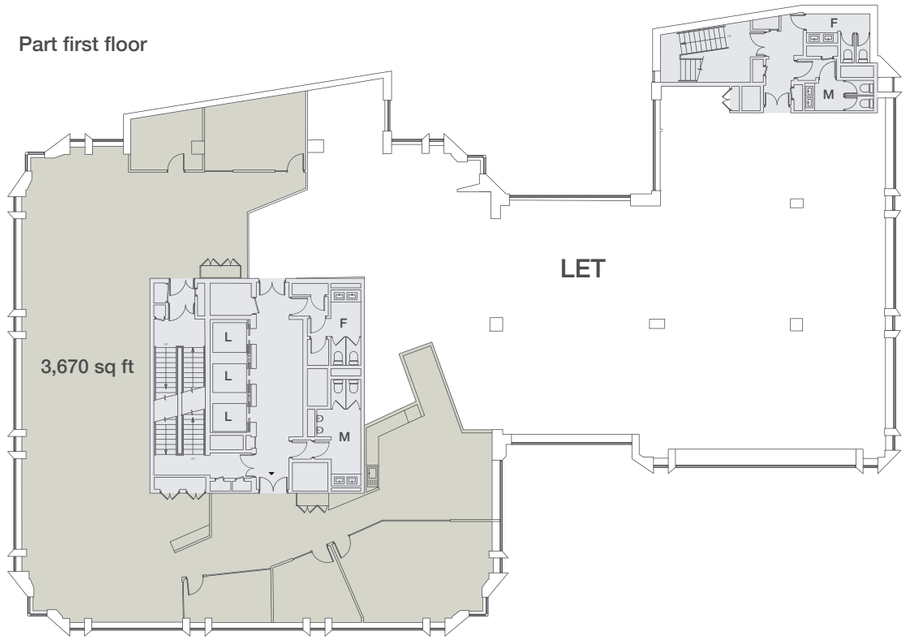


## Availability

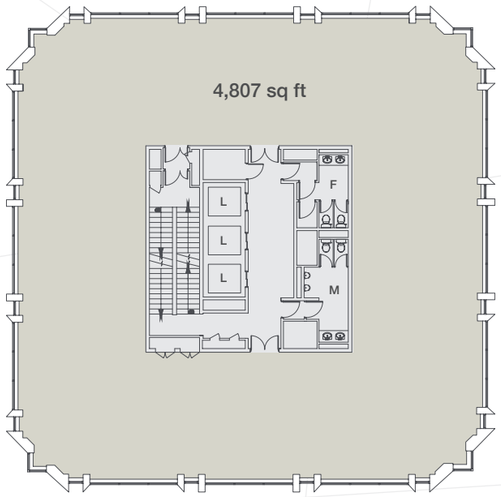
- A variety of suites from 1,464 sq ft to 4,807 sq ft.
- All suites are to be let on new leases, direct with the landlord.
- The Eighth Floor provides panoramic views across London and is to be refurbished to a specification to suit an incoming occupier.
- The Part Second Floor is a refurbished open plan Cat A space, ready for fitting out.
- The Part First Floor offers fully fitted and furnished space, ready for immediate occupation.
- Ground Floor Suite 3 is now Under Offer.

| Floor | sq ft | sq m | Car spaces | Comments |
|---|---|---|---|---|
| Eighth | 4,807 | 447 | 5 | To be refurbished |
| Part Second | 2,163 | 201 | 2 | Refurbished |
| Part First | 3,670 | 341 | 3 | Fitted & furnished |
| Ground Suite 3 | 1,464 | 136 | 1 | Under offer |
| **Total** | **12,104** | **1,125** | | |

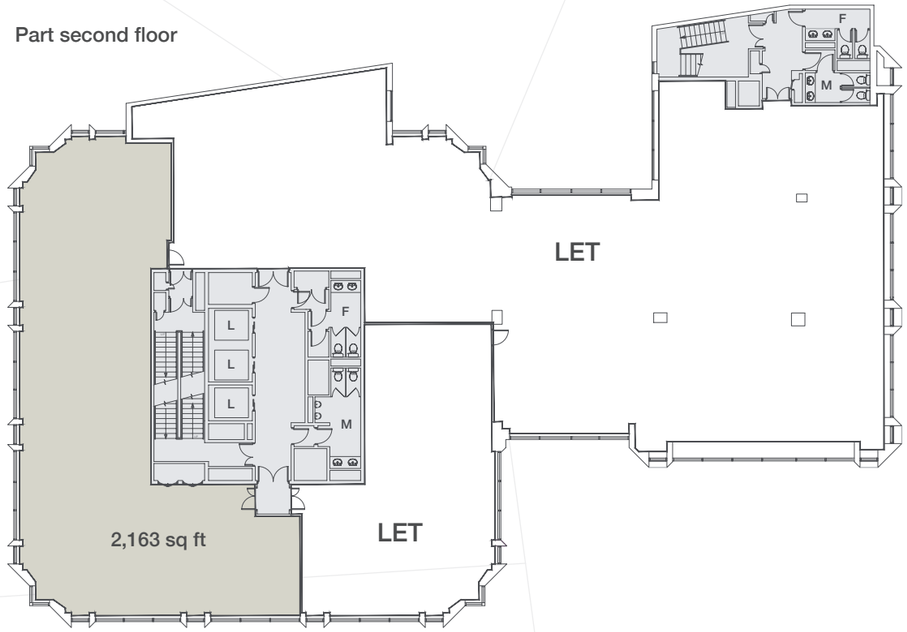
Part first floor



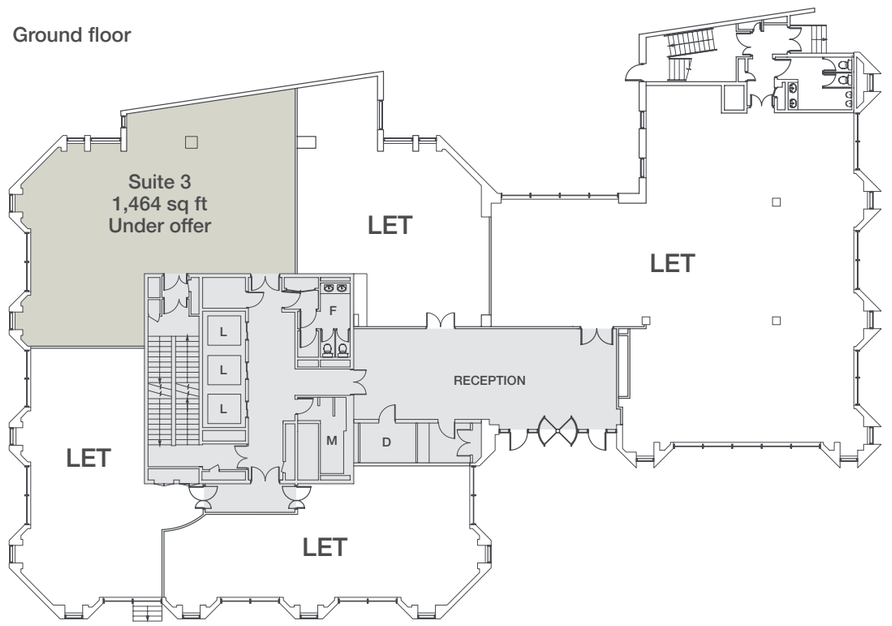

Eighth floor




Part second floor

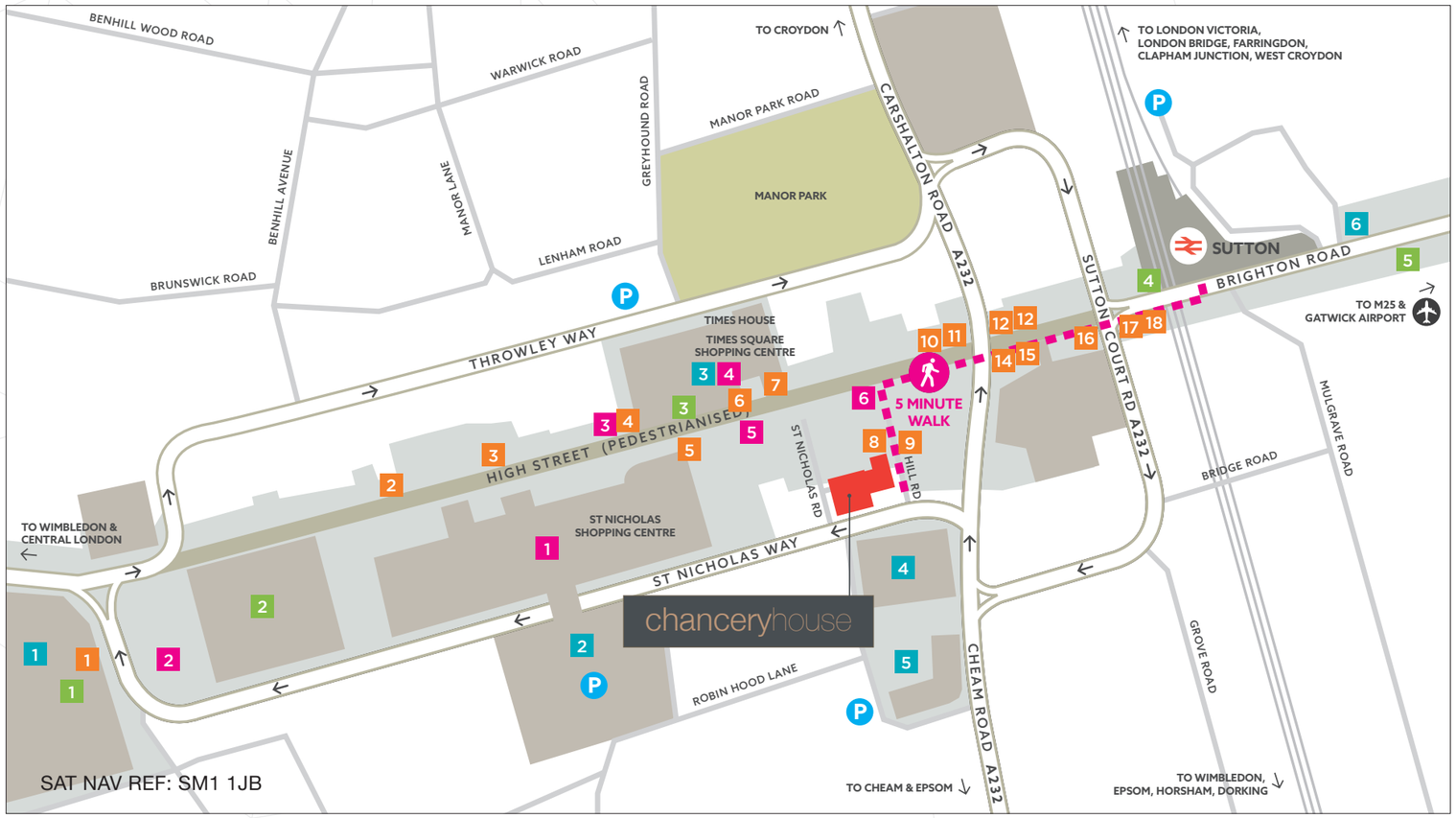



Ground floor



# Sutton has a busy town centre with an array of shops, bars, cafés, restaurants and leisure facilities, Sutton is well connected in terms of main line rail and road connections.

Sutton has seen extensive investment in the town centre in recent years including a new 131,500 sq ft Sainsbury's supermarket at the bottom of the town and the construction of Sutton Plaza including a new Ibis hotel adjacent to Sutton Rail Station together with a swathe of new homes. The pedestrianised High Street which has 2 major shopping centres - St Nicholas and Times Square-has a wide array of national retailers including M&S, Boots Waterstones and Flannels and an excellent selection of food and beverage offerings for occupiers. Sutton Station provides Southern services to London Victoria and London Bridge, and Thameslink services to Wimbledon, London Blackfriars and beyond. The town centre also features an extensive bus service.




**SHOPS**

1 St Nicholas Shopping Centre
- Next
- New Look
- Primark
- Miss Selfridge
- Warehouse
- Accessorize
- Pandora

2 Halfords
3 Sole Trader

**SHOPS**

4 Times Square Shopping Centre
- TK Maxx
- Starbucks
- Ernest Jones
- H Samuel

5 Body Shop
6 Waterstones

**SUPERMARKETS**

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

**LEISURE**

1 The Gym
2 Omniplex Cinema
3 Pure Gym
4 Library
5 Holiday Inn Hotel
6 Anytime Fitness

**FOOD & DRINK**

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

subsea 7

MAZARS

RELX

IMCD

Sutton



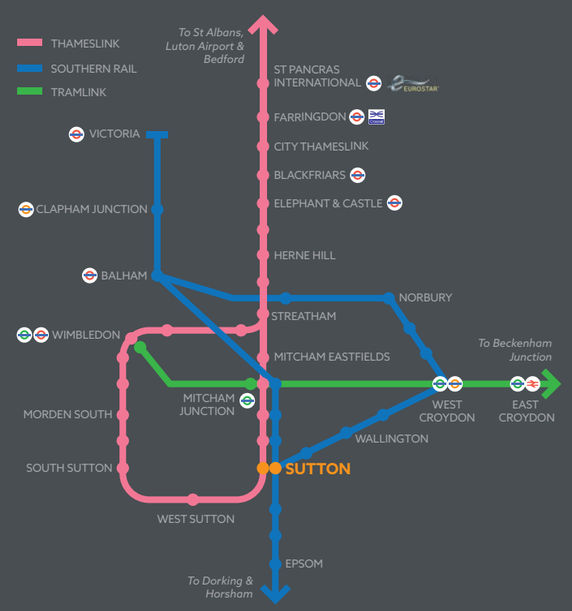


## Communications

| 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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## Viewing

Strictly by appointment through the joint sole letting agents.


**Vanessa Clark**
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07889 164772

**James Clark**
james@chasesinclairclark.co.uk
07947 449372

**Thomas Tarn**
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07943 579296

**Bradley Williams**
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CLS

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