CENTRO

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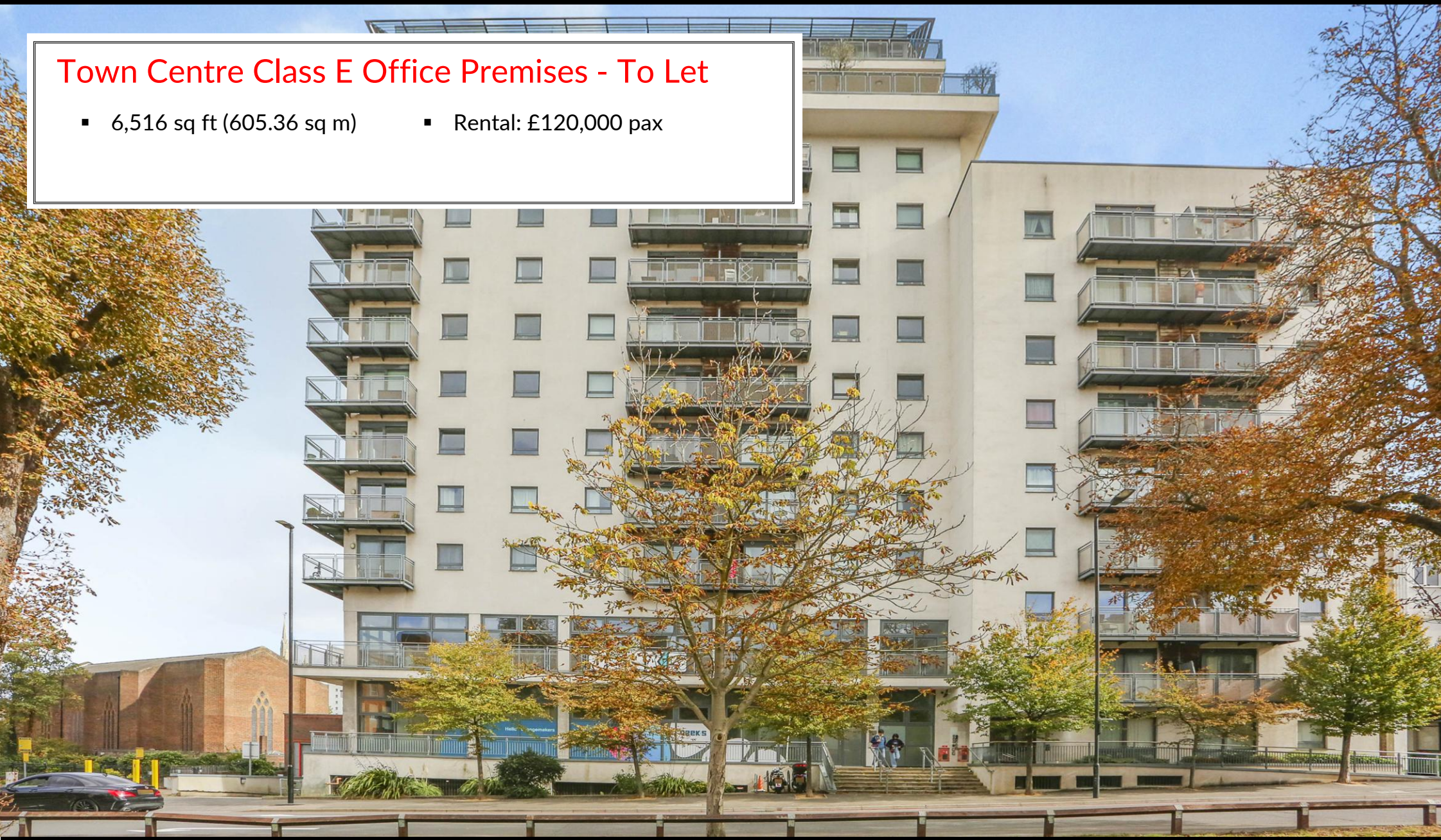
Town Centre Class E Office Premises - To Let

- 6,516 sq ft (605.36 sq m)
- Rental: £120,000 pax



First Floor, 6 Sutton Park Road, Sutton, Surrey SM1 2GD

Key Features

- High specification accommodation
- Refurbished throughout
- Air conditioning
- 4m high ceilings
- Passenger lift
- Kitchen facilities
- Ladies/Gents WC and shower facilities
- EPC rating C (74)
- Excellent transportations links
- 2 On-Site Car Parking Spaces

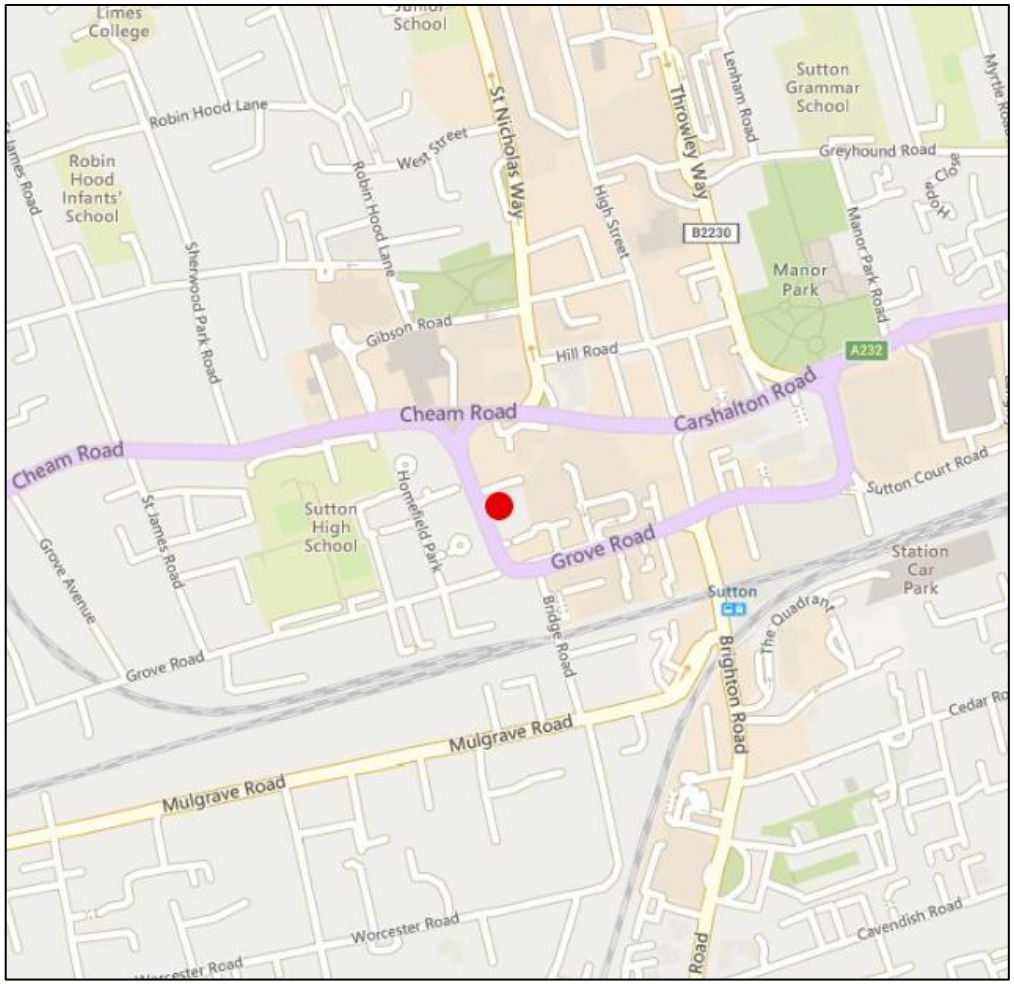
Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

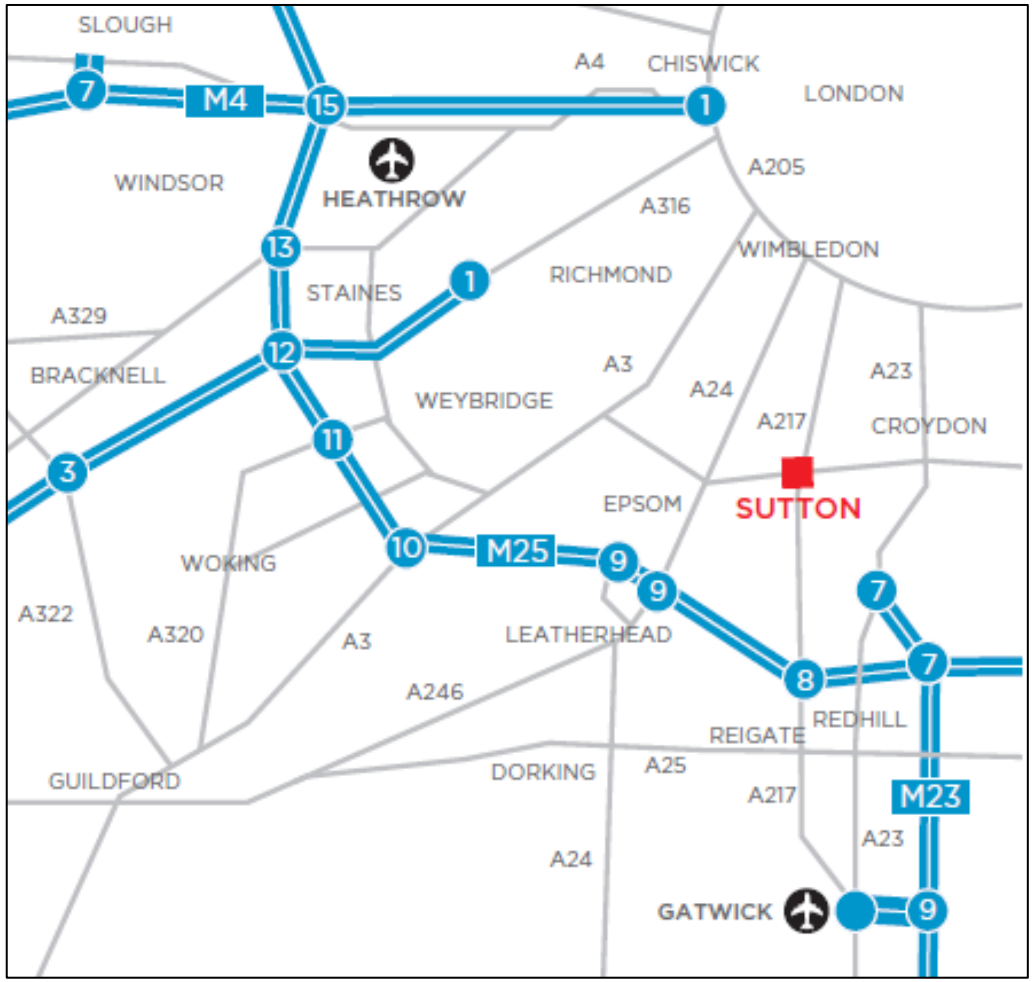
Description

The premises offer open-plan accommodation on the first floor, which has been refurbished to a high specification throughout. In addition, there are two parking spaces in the basement car park.

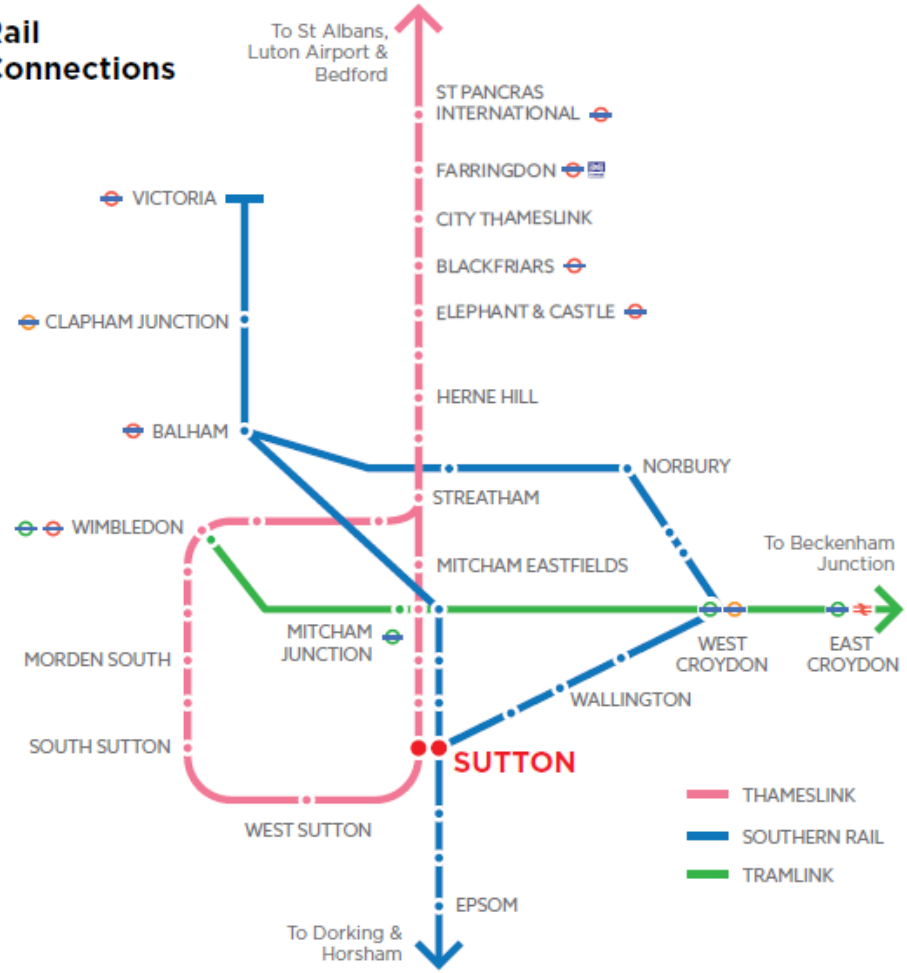
Location

The property is located in a prime position on the eastern side of Sutton Park Road in close proximity to Sutton Mainline BR Station, and benefits from excellent transportation links.


Limes College
Robin Hood Infants' School
Robin Hood Lane
West Street
St Nicholas Way
Throwley Way
Lenham Road
Sutton Grammar School
Greyhound Road
High Street
B2230
Manor Park
Manor Park Road
Sherwood Park Road
Gibson Road
Hill Road
A232
Cheam Road
Carshalton Road
Sutton Court Road
Sutton High School
Homefield Park
St James Road
Grove Avenue
Grove Road
Station Car Park
Sutton
Bridge Road
The Quadrant
Brighton Road
Mulgrave Road
Worcester Road
Cavendish Road


SLOUGH
M4
A4
CHISWICK
LONDON
WINDSOR
HEATHROW
A205
A316
WIMBLEDON
STAINES
RICHMOND
A329
BRACKNELL
WEYBRIDGE
A3
A24
A23
A217
CROYDON
EPSOM
SUTTON
WOKING
M25
A322
A320
LEATHERHEAD
A246
REIGATE
REDHILL
GUILDFORD
DORKING
A25
M23
GATWICK

Rail Connections



Distances

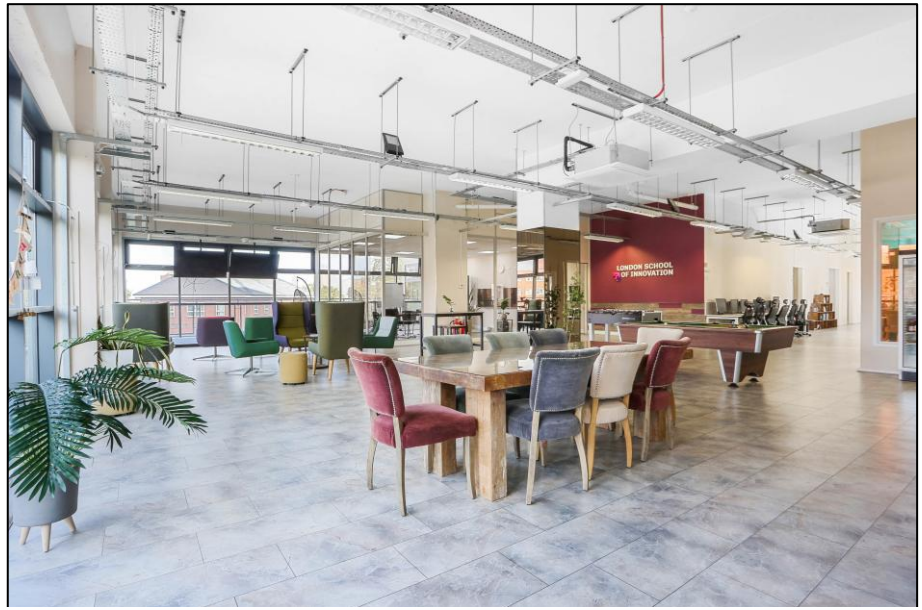
Epsom	4.5 miles
Croydon	5 miles
Kingston	7 miles
Reigate	10 miles
Central London	12 miles

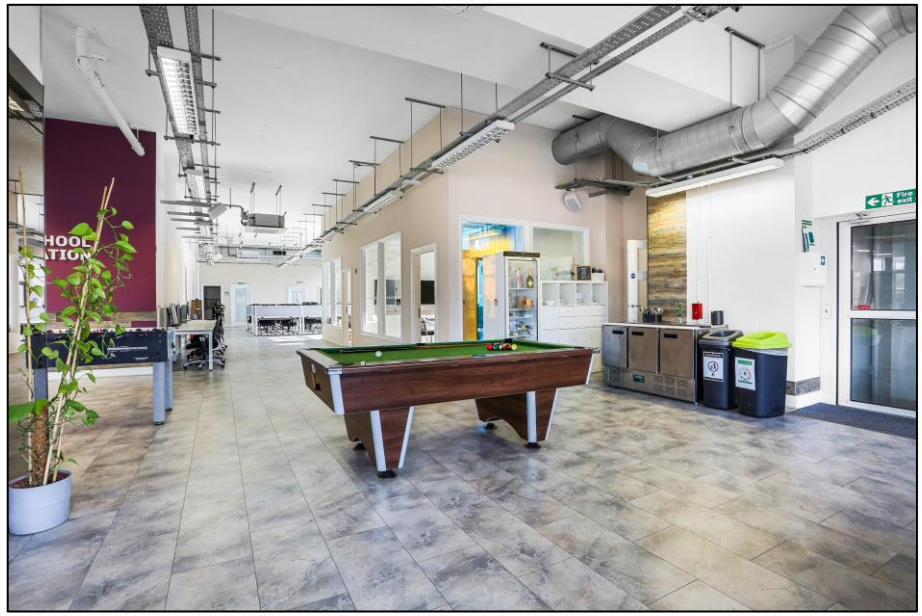
A217	0.8 miles
A3	5 miles
M23 (J8)	7 miles
M25 (J8)	8.5 miles

Journey Time

(from Sutton BR Station)

Epsom	10 mins
West Croydon	12 mins
Wimbledon	17 mins
Clapham Junction	20 mins
London Victoria	29 mins
London Bridge	35 mins


LONDON SCHOOL
OF INNOVATION

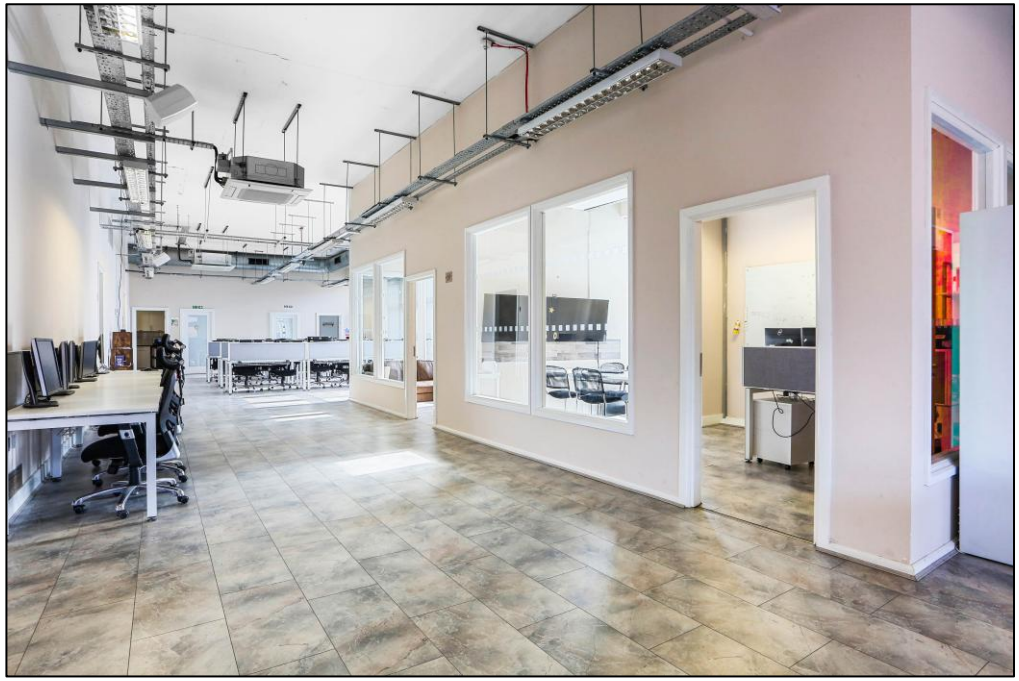


Accommodation

The property comprises the following approximate floor areas:

	Sq ft	Sq m
First Floor Offices	6,516	605.36

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



Virtual Tour: Please click here

Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rental

The commencing rental is £120,000 per annum exclusive.

Business Rates

According to the Government website the property has a 2026 Rateable Value of £131,000. Therefore, the rates payable for the current financial year for 2026-2027 are £65,500.

NB: The rates actually payable may be subject to transitional relief.

Planning

The first floor currently benefits from Class E (Office) consent.

VAT

The property is not elected for VAT.

EPC

The EPC rating for the property is "C" (74).

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

Contact - Sole Agents:

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