



REFURBISHED LIGHT INDUSTRIAL UNIT - TO LET

- 3,058 Sq Ft (284.09 Sq M)
- £56,000 per annum exclusive

Unit 4 Sutton Business Park, Restmor Way, Wallington, Surrey SM6 7AH

Key Features

- Height to eaves 4.82m
- Epoxy resin floor
- 2x Electric up and over doors (dual flow)
- 3 phase power
- LED lighting throughout
- Monitored intruder alarm
- 24 hour guarded on-site security
- CCTV to all external areas
- Loading/unloading facilities
- Parking for 3-4 cars



Description

Sutton Business Park offers a range of light industrial warehouse buildings and office/studio accommodation. Unit 4 comprises a single storey warehouse of steel construction, with ancillary offices. The site has the benefit of 24 hour security, CCTV and an on-site management and facilities team.

Location

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

Located less than 10 miles from Charing Cross, Sutton Business Park benefits from excellent access into central London and the M23/M25 motorways.

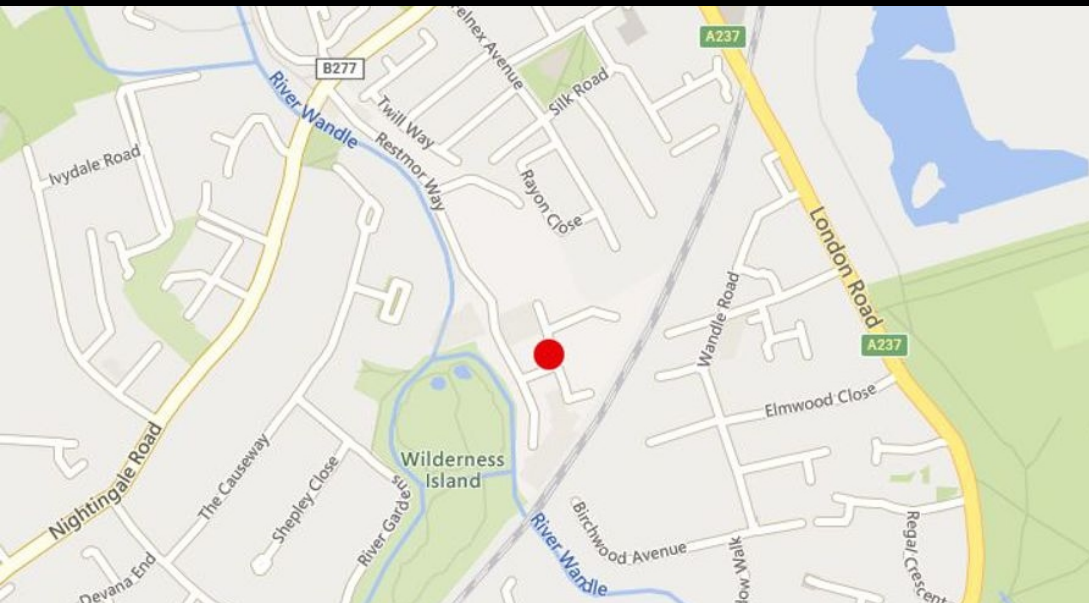
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Industrial Warehouse	2,612	242.65
Office / Ancillary	446	41.43
Total Gross Internal Floor Area	3,058 Sq Ft	284.09 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.

Virtual Tour: [Please click here](#)



Terms

The unit is available on a flexible Lease for a term to be agreed.

Rent

The commencing rental is £56,000 per annum exclusive.

Business Rates

Business Rates are included within the Service Charge.

VAT

VAT will be applicable to the rental and Service Charge.

EPC

The EPC rating for this property is C (68)

Service Charge

Further details upon application.

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez

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Paul Harwood

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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.

