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FIRST FLOOR OFFICE SUITE - TO LET

- 386 Sq Ft (35.86 Sq M)
- Rental: £707.66 per calendar month, exclusive

46-46a Throwley Way, Sutton, Surrey SM1 4AF

Key Features

- LED lighting
- Gas fired central heating
- Underfloor trunking
- Carpeting throughout
- CCTV
- Monitored alarm system
- Shared Kitchenette
- Shared WC facilities

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 property comprises a modern two-storey detached building of traditional brick construction with profile cladding, beneath a pitched tiled roof. The available office suite is located on the first floor

Location

The premises are located within the preferred office location for the town on the east side of Throwley Way, opposite Times Square and within close proximity of Sutton Mainline BR Station and the Town shopping, restaurant and leisure facilities.

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.

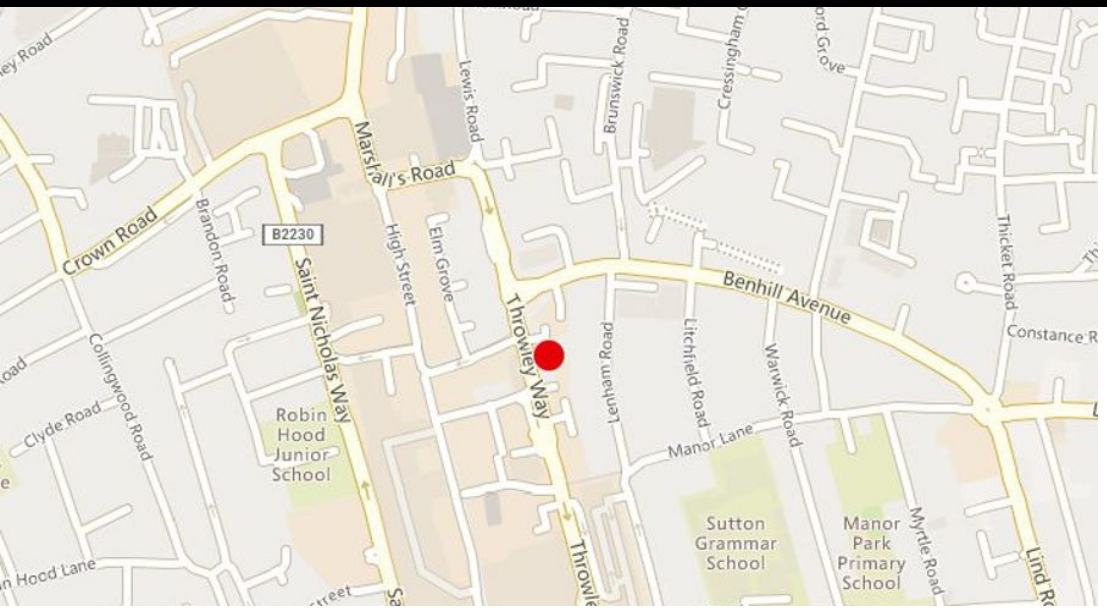
Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
First Floor Suite	386	35.86
Total Net Internal Floor Area	386 Sq Ft	35.86 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.



Terms

The office suite is available on a new Lease/Licence Agreement for a term to be agreed.

Rent

The commencing rental is £707.66 per calendar month.

Business Rates

Business Rates, if applicable, will be payable directly to the Local Authority.

Service Charge

The current Service Charge payable is £202 per calendar month, exclusive of VAT

VAT

The premises have been elected for VAT.

EPC

The EPC rating for this property is B (48).

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:

CENTRO
020 8401 1000
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Morgan Pérez
morganperez@centro.plc.uk

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