

EXCELLENT TOWN CENTRE OFFICE SUITE IN ATTRACTIVE PERIOD BUILDING

TO LET



**475 SQ FT (44.1 SQ M)
APPROX**

LOCATION

The property is located on Claremont Road opposite Waitrose supermarket in the centre of Surbiton. The station is a short walk away and provides a direct main line service to London Waterloo (approximate journey time 21 minutes). The A3 Kingston by pass is within two miles offering a direct route to central London and junction 10 of the M25 motorway.

For a map of this location please visit www.bing.com/maps and enter KT6 4RF



SUITE 6, 28 CLAREMONT ROAD, SURBITON, SURREY KT6 4RF



DESCRIPTION

The available suite is situated on the first floor of this semi detached Georgian office building and can be accessed via either a striking main front entrance or the rear entrance leading directly from the car park.

Suite 6 is currently arranged as one open plan office area with windows to three sides, some overlooking gardens, so has excellent natural light. The suite benefits from large sash windows, central heating, LED lighting and carpet tiles, as well as access to a shared kitchen and separate male and female WC facilities.

One on-site car parking space is available at the rear by separate arrangement.

AMENITIES

- Shared kitchen facilities
- Separate male & female WCs
- Gas fired central heating
- Entry phone system
- Excellent natural light
- Car parking by arrangement, £1,200 per annum per space
- Attractive gardens to the front and rear

ACCOMMODATION

Suite 6 comprises approximately 475 sq ft (44.1 sq m).

EPC

Rating: D (76)



TENURE

The suite is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£11,875 per annum exclusive.

VAT

We are advised that the building is not currently elected for VAT.

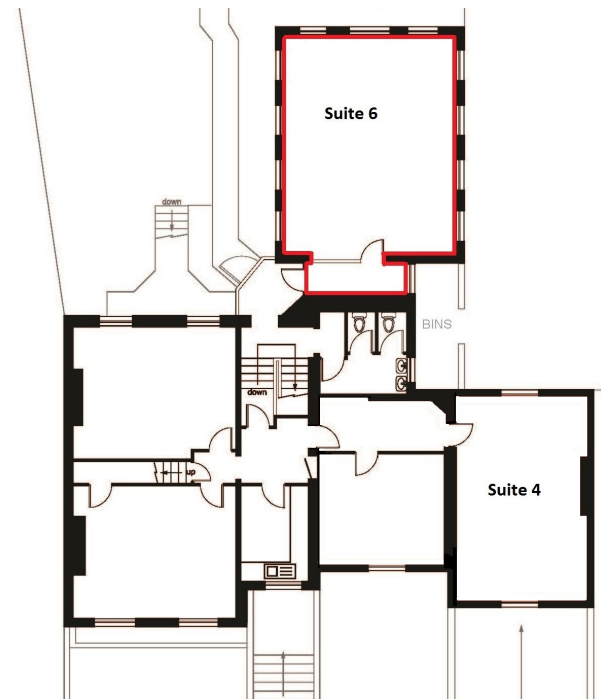
BUSINESS RATES (2024/25)

Rateable value	£8,300
Rates payable	£4,141.70

*We strongly recommend you verify these figures and any potential rates relief with Royal Borough of Kingston upon Thames.

FLOOR PLAN

(Not to scale - for indicative purposes only)



Further information or to arrange an inspection please contact:

ANDY ARMIGER
andy@cataneo-commercial.co.uk
020 8481 4741

TIM WILKINSON
tim@cattaneo-commercial.co.uk
020 8481 4745



19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk

Particulars updated 08/04/2024

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