

**FIRST FLOOR OFFICES**  
650 SQ FT APPROX (60.38 SQ M APPROX)

**TO LET**



**21 VICTORIA ROAD, SURBITON, SURREY, KT6 4JZ**

### DESCRIPTION

The offices are arranged on the first floor of this multi-use building. The second floor provides a self-contained flat. Access to the offices is via a separate entrance from Victoria Road that provides access to the first floor office and second floor flat.

Currently arranged as a series of period rooms with substantial full height windows at the front overlooking Victoria Road. WC facilities are situated on the half landings off the common parts.

### LOCATION

The premises are prominently situated on the north side of Victoria Road within 2 minutes walk of Surbiton Mainline Station that provides fast and frequent services into Central London (Waterloo fast train 18 minutes).

### AMENITIES

- WC Facilities
- Wood effect/Laminate floor
- Fluorescent lighting
- High ceiling heights



### LEASE

The premises are offered on a new lease to be held outside the security of tenure and compensation provision of the LL&T Act 1954 Part 2 as amended.

### RENT

£12,500 pax.

### BUSINESS RATES 2026/27

Rateable Value: £12,750

Rates Payable: £5,508

Please note small business rate relief may apply please contact RB Kingston.

\*We strongly recommend you verify the rates figures and any relief with Kingston upon Thames

Borough Council

### EPC

Band D(89)

### VAT

We understand that VAT is not applicable on this property.

### VIEWING

Strictly by prior appointment via the sole agents Cattaneo Commercial.

Further information or to arrange a viewing please contact:

**ANDY ARMIGER**

andy@cattaneo-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 14.01.26

**Consumer Protection from Unfair Trading Regulations 2008**

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.