

ATTRACTIVE SELF-CONTAINED TOWN CENTRE OFFICE SUITES CLOSE TO SURBITON MAINLINE STATION

TO LET

**424 - 1,950 SQ FT
(39.4 - 181.2 SQM) APPROX**

LOCATION

The property is prominently located on Claremont Road opposite Waitrose supermarket in the centre of Surbiton and virtually adjacent to the train station which 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 4QU



**CLAREMONT HOUSE, 22-24 CLAREMONT ROAD
SURBITON, SURREY KT6 4QU**



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DESCRIPTION

Claremont House is a three storey mid-terrace building comprising retail units on the ground floor and offices over the upper floors. The available office suites are located on the second and third floors via an entrance accessed directly from Claremont Road.

To the rear of the building is a car park where a car space may be available by way of a separate licence at £1,000 per year.

ACCOMMODATION

Suite	Sq Ft	Sq M	Rent £pa	Rent £pcm	Rates Payable (24/25)
13 - Second	650	60.4	£16,250	£1,354	£5,988.00
5 - Second	446	41.4	£11,150	£929	£3,992.40
11 - Third	424	39.4	£10,600	£884	£4,091.80
9 - Third	430	39.9	£10,750	£896	£4,191.60



AMENITIES

- Gas fired central heating
- Fluorescent lighting
- Entry phone system
- Lift
- Shared male and female WCs
- Shared kitchenette
- Car parking by separate arrangement

TENURE

The suites are available to let together or separately on new effectively full repairing and insuring leases for a term to be agreed.

VAT

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

EPC

Rating: E(113)

For further information or to arrange an inspection please contact:

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Particulars updated 20.9.23

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