

# CAREW HOUSE

Railway Approach,  
Wallington, Surrey, SM6 0DX



Refurbished offices with EPC A and excellent on-site car parking  
3rd and 4th floors available from 1,500 to 15,888 sq ft  
To Let

**[carewhouse.co.uk](http://carewhouse.co.uk)**

# CAREW HOUSE

Railway Approach,  
Wallington, Surrey, SM6 0DX



Situated adjacent to  
Wallington train station  
and close to an  
abundance of local  
amenities

## Location

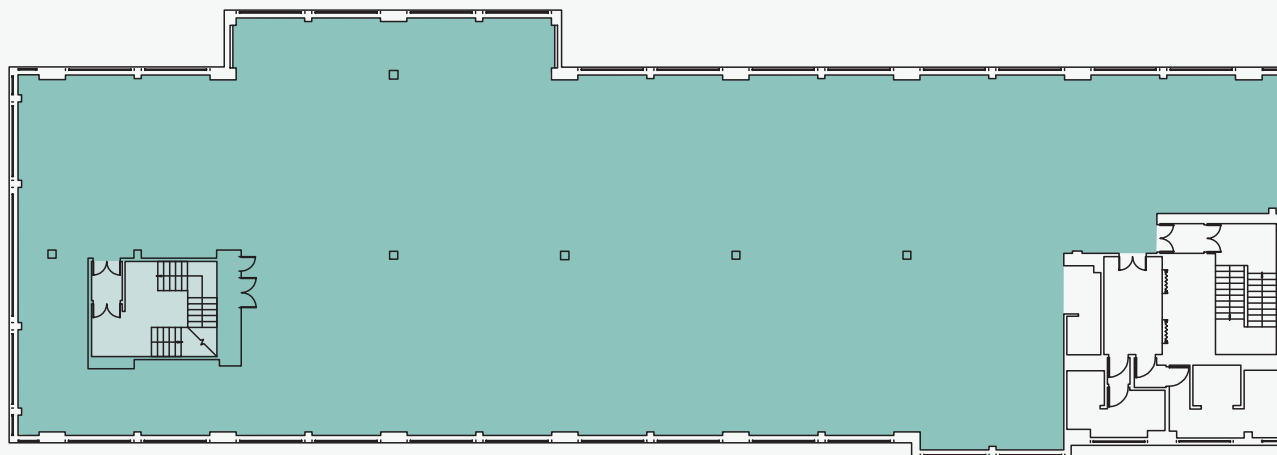
Wallington is situated between Croydon and Sutton and is approximately 14 miles to the south of central London.

Access to the national motorway network is provided at the M25/M23 intersection (6 miles approx) with Gatwick and Heathrow Airports being 19 miles and 24 miles distant respectively.

Wallington train station provides direct services to London Bridge (26 mins), London Victoria (39 mins), West Croydon and Sutton.

Carew House is situated adjacent to Wallington Station whilst all town centre amenities are within a short walk including Sainsbury's, Lidl, Tesco, Boots, Costa, Caff  Nero, Greggs, Subway, 3 gyms and restaurants.





Typical floor plan



## Description

Carew House comprises a six storey office building which was constructed in the mid 1980s & arranged on lower ground, ground and four upper floors.

The 3rd and 4th floors each of approx. 8,000 sq ft are available as a whole or in parts.

The 4th floor has been fully refurbished (Specification below). The 3rd floor is available in the existing condition, alternatively, it can be refurbished to the same specification as the 4th.

## Specification

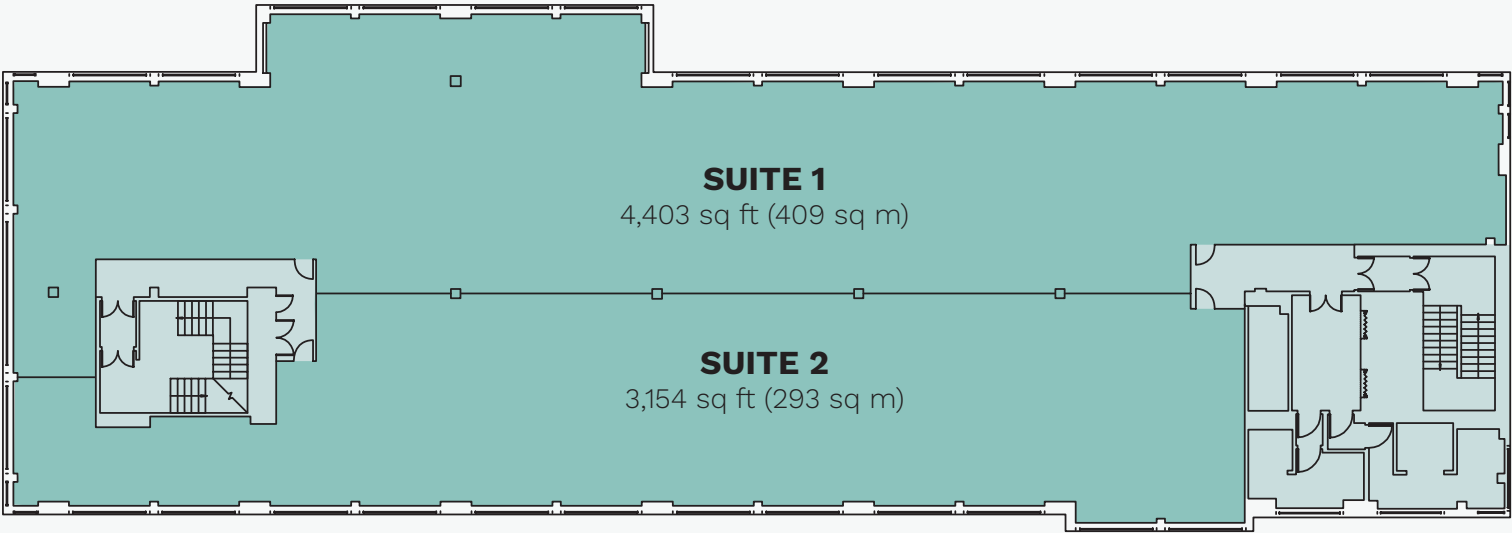
- Fourth floor EPC: A(25)
- Third floor EPC: C(53)
- New VRF air conditioning
- New LED lighting
- New mineral fibre suspended ceiling
- Double glazing
- Raised floor
- Fitted kitchenette
- Male & female WCs
- Building reception and building manager
- 19 car spaces per floor (1:418 sq ft)

## Floor Areas (Approx. NIA)

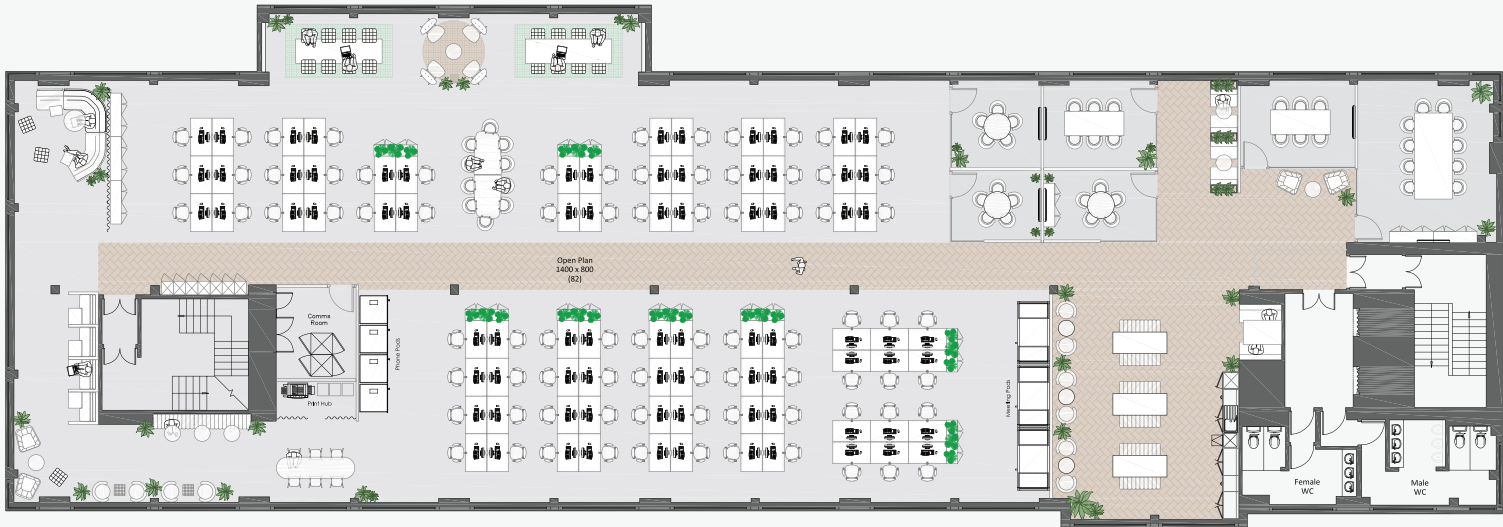
| Floor        | sq ft         | sq m            |
|--------------|---------------|-----------------|
| Fourth       | 7,939         | 737.55          |
| Third        | 7,949         | 738.48          |
| <b>Total</b> | <b>15,888</b> | <b>1,476.03</b> |

**3rd floor available in suites from 1,500 sq ft upwards.**

Floor plan split - 2 suites

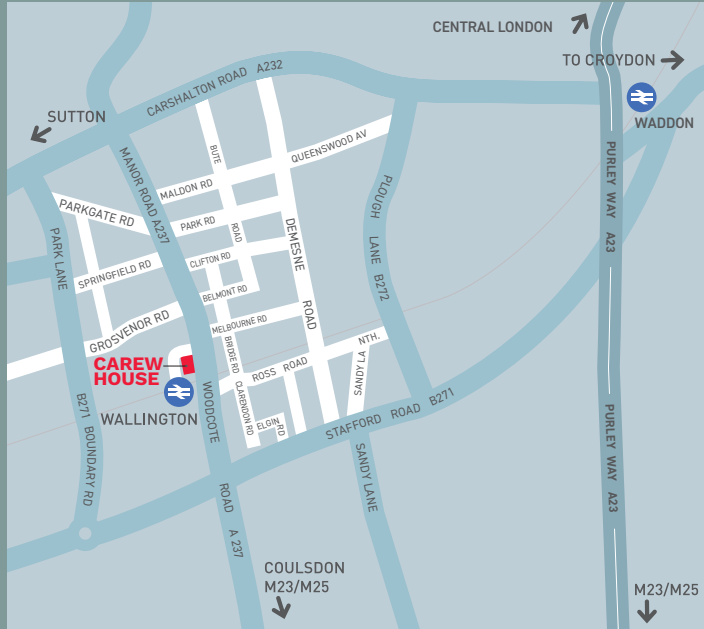


Whole Floor – Indicative space planning showing 82 Desks



# CAREW HOUSE

Railway Approach,  
Wallington, Surrey, SM6 0DX



## Communications

### By Road

|                      |                  |
|----------------------|------------------|
| Croydon              | <b>3 miles</b>   |
| M25/M23 intersection | <b>5.5 miles</b> |
| Central London       | <b>10 miles</b>  |
| Gatwick Airport      | <b>19 miles</b>  |
| Heathrow Airport     | <b>24 miles</b>  |

### By Rail

|                 |                |
|-----------------|----------------|
| West Croydon    | <b>6 mins</b>  |
| Sutton          | <b>6 mins</b>  |
| London Victoria | <b>35 mins</b> |
| London Bridge   | <b>35 mins</b> |

**carewarehouse.co.uk**

### EPC Rating

Fourth floor EPC: A(25).  
Third floor EPC: C(53).

### Viewing

Strictly by appointment through the joint sole agents.

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled November 2025.

### Damian Lambourn

M: 07796 953 360  
E: dl@lcprop.com

### Thomas Tarn

M: 07943 579 296  
E: ttarn@shw.co.uk

### Tom Reed

M: 07867 232 653  
E: treed@shw.co.uk

**LAMBOURN**  
COMMERCIAL  
**020 3752 7569**  
**WWW.LCPROP.COM**

**SHW** SHW.CO.UK  
**020 8662 2700**