

SELF CONTAINED TOWN CENTRE OFFICES

CLOSE TO MAINLINE RAILWAY STATION

TO LET

525 - 1,163 SQ FT
(48.8 - 108.4SQ M) APPROX

LOCATION

The property is prominently located within Surbiton Town Centre, close to the central roundabout and directly opposite Waitrose supermarket. Surbiton mainline railway station is within 200 yards and provides a fast and frequent service to London Waterloo (non stop service approximately 18 mins).



SUITES 1 & 2, CHARTER HOUSE, 26 CLAREMONT ROAD, SURBITON, SURREY KT6 4QZ



DESCRIPTION

The premises comprise two self contained first floor office suites.

Suite 1 is arranged in a predominantly open plan format with one private office/meeting room. The suite also benefits from its own WC and kitchenette area.

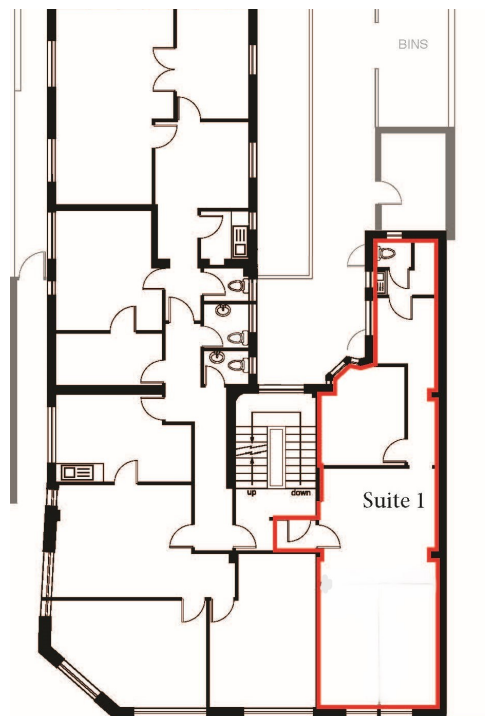
Suite 2 is divided with a number of offices and private kitchenette with access to shared WC's.

AMENITIES

- Entryphone system
- Fluorescent strip lighting
- Double glazed windows
- New carpet throughout
- Freshly decorated
- Kitchenette
- WC
- On site parking available by way of separate licence at £1,200 per annum per space

ACCOMMODATION (APPROX AREAS)

	SQ FT	SQ M
Suite 1	525	48.8
Suite 2	638	59.6
TOTAL	1163	108.4



TENURE

The suites are available on a new full repairing and insuring leases for a term to be agreed.

RENT SUITE 1

£12,075 per annum exclusive.

RENT SUITE 2

£14,674 per annum exclusive.

BUSINESS RATES (2026/27) - Suite 1

Rateable value £10,500

Rates payable £4,536

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

BUSINESS RATES (2026/27) - Suite 2

Rateable value £13,500

Rates payable £5,832

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

VAT

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

EPC

Upon application.

Further information or to arrange an inspection please contact:

ANDY ARMIGER

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020 8481 4741

TIM WILKINSON

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Particulars updated: 09/06/25

Consumer Protection from Unfair Trading Regulations 2008

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Suite 1



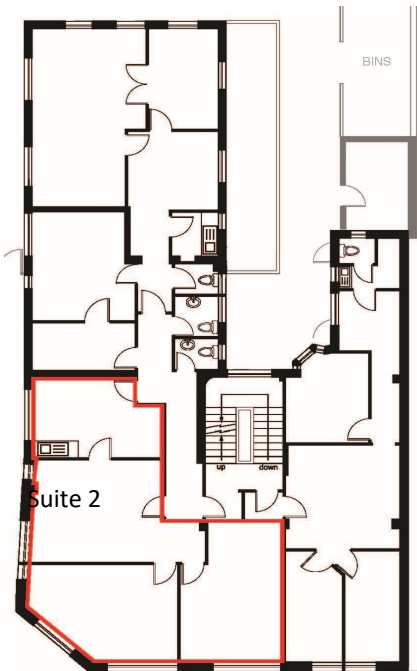
Suite 1



Suite 1



Suite 2



Suite 2



Suite 2



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Particulars updated: 23/01/26

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