

FIRST FLOOR OFFICES

540 SQ FT APPROX (50.16 SQ M APPROX)

TO LET



12 CLAREMONT ROAD, SURBITON, SURREY, KT6 4QU

DESCRIPTION

The offices are arranged on the first floor of this multi-use building. Access to the offices is via a separate entrance from Claremont Road that provides access to the first-floor office and residential upper parts.

Currently arranged as a series of rooms with good natural light from the front, side, and rear windows. WC facilities are situated within the demise.

LOCATION

The premises are prominently situated on the north side of Claremont Road within 1 minutes' walk of Surbiton Mainline Station that provides fast and frequent services into Central London (Waterloo fast train 18 minutes).

AMENITIES

- Private WC
- Carpet
- Fluorescent lighting
- Partitioned



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

£9,000 pax.

BUSINESS RATES 2026/27

Rateable Value: £11,500

Rates Payable: £5,002.5

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(85)

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:

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Particulars updated 18.03.26

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