

# COMFORT COOLED OFFICE SUITE

## CLOSE TO SURBITON MAINLINE STATION WITH ON-SITE PARKING

2,800 SQ FT (260 SQ M) APPROX

# TO LET



### LOCATION

The premises are prominently situated on Victoria Road in Surbiton Town Centre and less than a minute's walk of Surbiton mainline station, which provides a fast and frequent rail service to London's Waterloo with an express train journey time of 18 minutes.

There are excellent local shopping, restaurant and banking facilities all available nearby, including Waitrose, M&S and Costa Coffee to name but a few.

The premises are within easy reach of the A3 Kingston by-pass approximately 2 miles drive, which connects to the main motorway network at Junction 10 of the M25, providing easy access to central London, Heathrow and Gatwick international airports.

**SECOND FLOOR, 81-83 VICTORIA ROAD, SURBITON, SURREY KT6 4NS**



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**TO LET**

## DESCRIPTION

The available office suite occupies the entire second floor of this modern three storey commercial building.

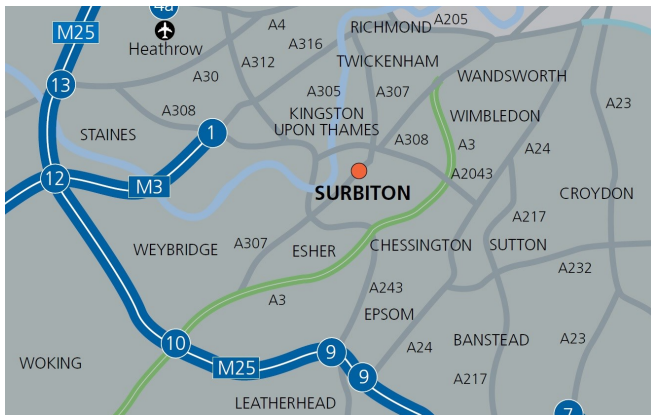
The suite is currently arranged to provide a main office area off which there are several private offices or meeting rooms however the space can be adapted to provide a different mix of open plan offices and meeting rooms.

The suite benefits from its own kitchen, comfort cooling and excellent natural light. The suite is approached via a ground floor reception area directly from Victoria Road which has a passenger lift.

Our Client may consider splitting the suite. Further details on request.

## AMENITIES

- ◆ Comfort cooling
- ◆ Raised access floors
- ◆ Suspended ceiling
- ◆ De-mountable partitioning
- ◆ Private kitchen
- ◆ Passenger lift
- ◆ Male and female WCs
- ◆ Entry phone system
- ◆ Two on site car spaces
- ◆ Public car park 2 minutes walking distance



## TERMS

The suite is available on a new effectively full repairing and insuring lease for a term to be agreed.

## RENT

£77,000 per annum exclusive

## RATES

Rateable Value £56,500

Rates Payable (19/20) £28,476

We strongly recommend interested parties verify these figures with Kingston Borough Council.

## VAT

We are advised the property is not elected for VAT.

## EPC

D (87)



For further information or to arrange an inspection please contact:

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