



No 1 The Crescent, Surbiton, Surrey KT6 4BN

Suberb Air Conditioned Office Floor | 8,170 sq ft (759 sq m)

LOCATION

No 1 The Crescent benefits from excellent prominence adjacent to Waitrose supermarket, overlooking an attractive park and is centrally located close to the junction of Victoria Road, St Mark's Hill and St James Road. The building is within 100 metres of Surbiton main line station which provides a fast and frequent rail service to London Waterloo (approximate journey time 18 minutes) with on average 7 trains per hour. Surbiton provides excellent amenities and has a wide array of shops, bars, restaurants and riverside pubs. The A3 Kingston bypass is within 2 miles offering a direct link to Central London to the north and junction 10 of the M25 to the south.

DESCRIPTION

The accommodation comprises two wings of the ground floor of this striking four storey office building. The floor provides high quality Grade A offices with VRF air conditioning. The larger wing has been partitioned to provide a reception area, fitted kitchen station, 3 glass partitioned conference rooms, 2 further meeting rooms, 5 separate executive offices and a substantial comms room with raised floor. The smaller wing is predominantly open plan with one partitioned meeting room. The previous Tenant has left its Category V cabling network which is wired throughout the floor.

ACCOMMODATION

FLOOR	SQ FT	SQ M	RENT	AVAILABILITY
Wing 1	2,710	251.8	TBC	Available
Wing 2	5,460	507.2	TBC	Available
Total	8,170	759.0		

AMENITIES

- Ceiling mounted VRF air conditioning
- Suspended ceilings with LG7 compliant lighting
- Perimeter and under floor trunking for computer networks
- Cat V cabling throughout
- Temperature controlled server room
- Fitted kitchen station with boiling water tap
- Glass partitioned conference room
- Impressive manned main reception

LEASE

The ground floor is available on an FR&I lease for a term to be agreed.

RATES

Wing 1 £10.22 per sq ft

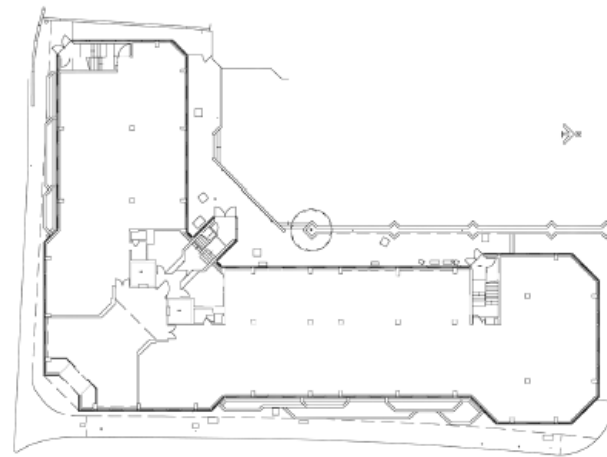
Wing 2 £10.52 per sq ft

SERVICE CHARGE

£13.24 per sq ft including 24 hour security

EPC

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VIEWING

By arrangement through the joint agents Allsop and Cattaneo Commerical (Andy Armiger - 020 8481 4741 and David Keates - 020 8481 4751).

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