



SUTTON PARK HOUSE

OPTIONS FROM 3,659 SQ FT UP TO A TOTAL OF 22,108 SQ FT
AVAILABLE IN A RANGE OF SPECIFICATIONS TO SUIT.

SUTTON PARK HOUSE, 15 CARSHALTON ROAD, SUTTON, SURREY, SM1 4LE

SUTTON PARK HOUSE - External Views



- Indicative CGI of the completed scheme.



A LANDMARK SUTTON BUILDING BEING RE-IMAGINED BY SHEEN LANE TO INCLUDE 22,108 SQ FT OF COMMERCIAL SPACE FOR USE AS OFFICES OR ALTERNATIVE CLASS E USES.

MAKING AN ENTRANCE

Proposed dedicated **commercial reception** will provide a **striking arrival experience** for staff and visitors alike.



- Indicative CGI of the completed scheme.





FROM BLANK CANVAS TO TURNKEY

Available either in a shell and core condition ready for fitting out, or delivered to a best in class Cat A or Cat A+ office specification.

- Indicative CGI of the completed scheme.

SHELL & CORE SPECIFICATION

For occupiers seeking a blank canvas, the space can be provided in shell and core condition, ready for a complete install.

- CONCRETE FLOOR
- CONCRETE SLAB CEILING
- EXPOSED WALL SURFACES
- DOUBLE-GLAZED WINDOWS
- CAR PARKING RATIO 1:1,000 SQ FT
- BIKE STORAGE
- PASSENGER LIFT
- DEDICATED COMMERCIAL RECEPTION



CAT A SPECIFICATION

For occupiers wanting Grade A office space, the accommodation can be provided to a best-in-class **Cat A office specification**, ready for occupiers to carry out their own **Cat B fit out**



Exposed Finish or Suspended Ceiling



LED Lighting



VRF Air Conditioning



Double Glazed Windows



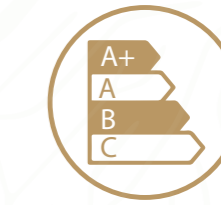
Raised Access Floor



Male & Female WCs



Shower & Changing



Target EPC B

CAT A+ SPECIFICATION

For occupiers seeking an **'easy in' option**, the accommodation can be provided as a plug and play solution to an occupier's requirements.



Kitchen & Breakout Spaces



Meeting & Collaboration Spaces

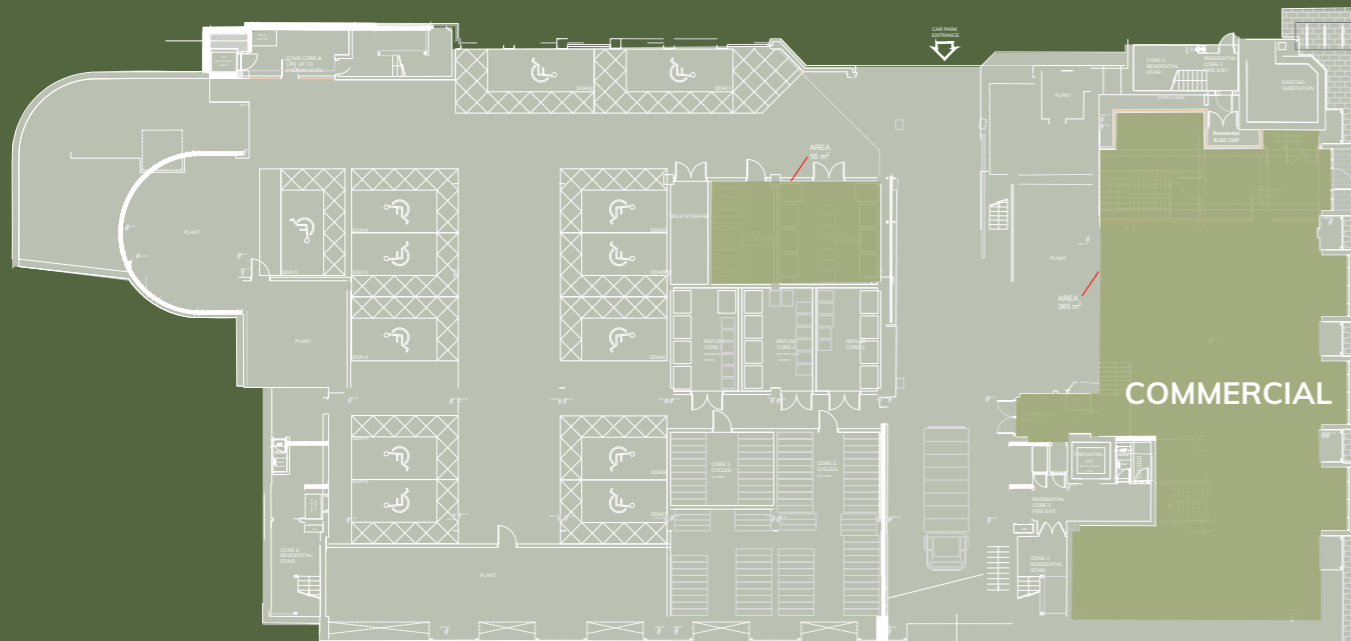
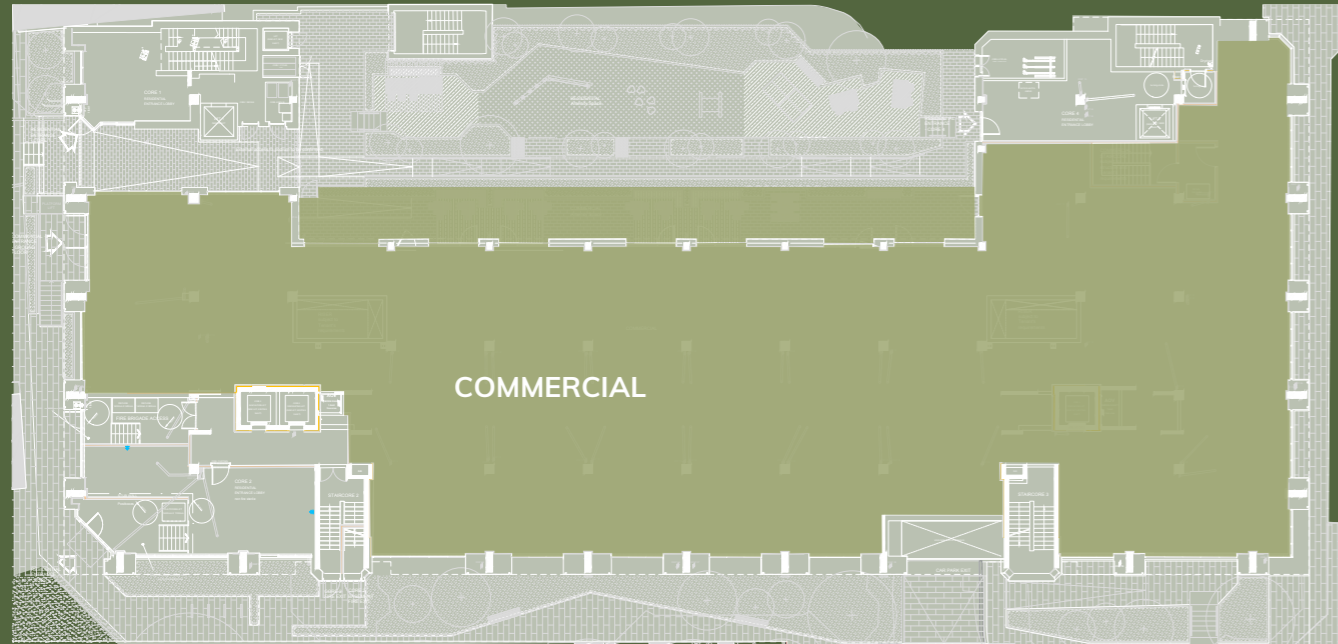


Fully Furnished

SIZED TO SUIT

G FLOOR

14,520 SQ FT
1,349 SQ M

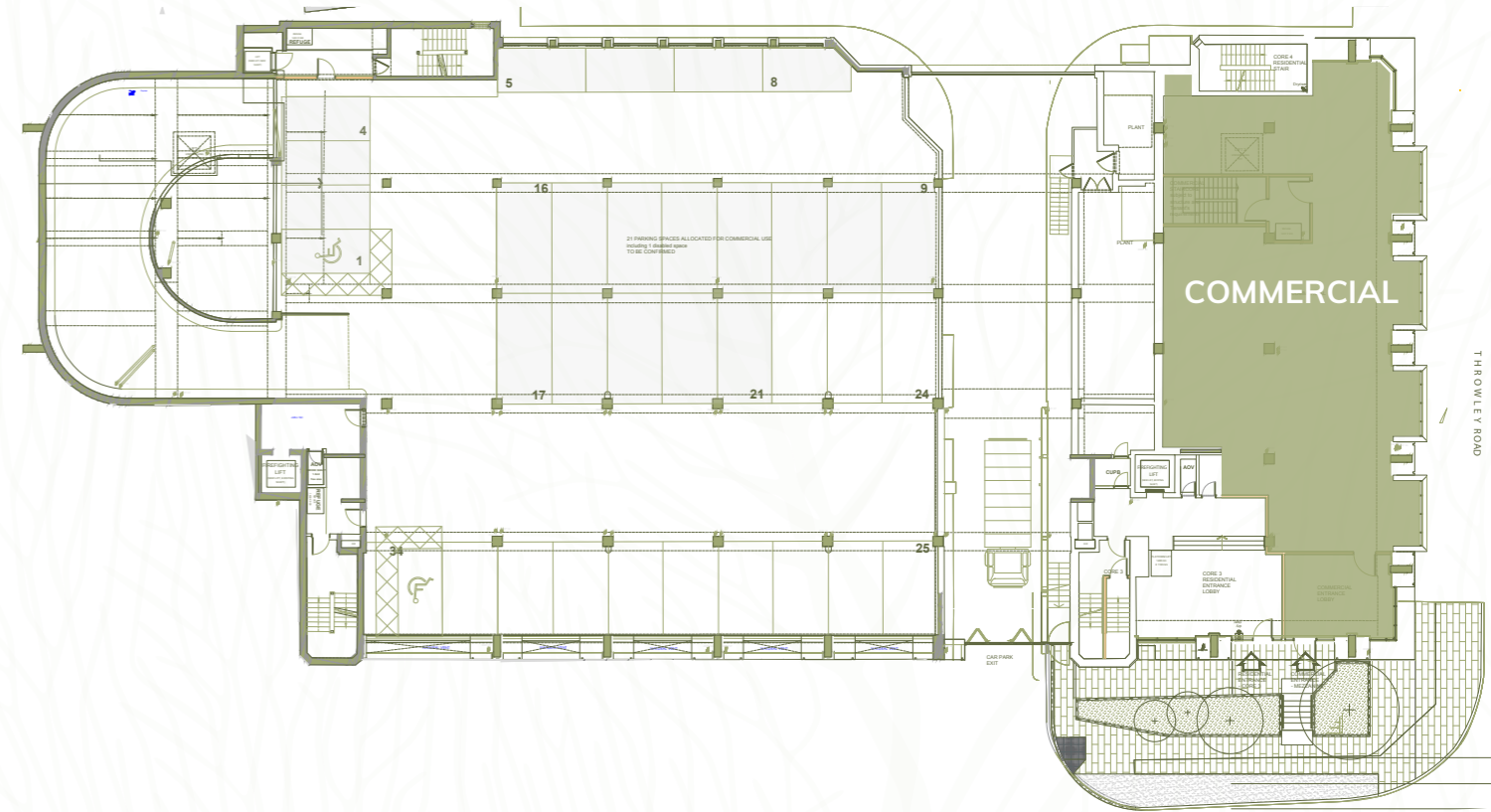


LOWER G FLOOR

3,929 SQ FT
365 SQ M

MEZZANINE

3,659 SQ FT
340 SQ M



The premises comprise the following approximate floor areas:

DETAILS	Sq ft	Sq m
GROUND FLOOR	14,520	1,349
LOWER GROUND MEZZANINE	3,659	340
LOWER GROUND	3,929	365
TOTAL GROSS FLOOR AREA	22,108	2054

EXTERNAL AREA	Sq ft	Sq m
BINS AND BIKES	592	55
AMENITY SPACE	1431	133

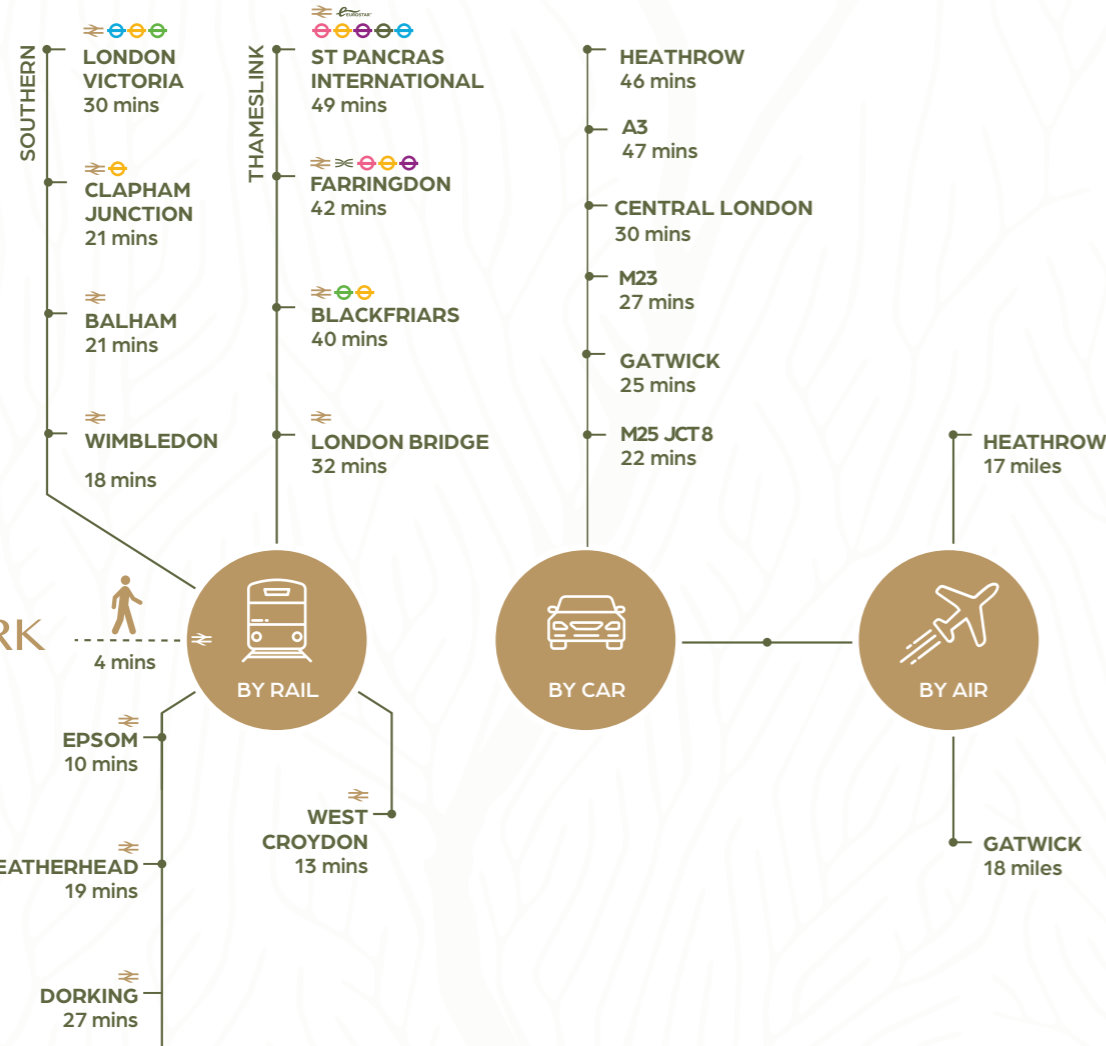
All dimensions and measurements are approximate however these are based upon the principles laid down in accordance with the RICS Code Measuring Practice.



- Manor Park – Opposite Sutton Park House

Sutton boasts an impressive range of shops as well as an array of food and beverage offerings and leisure facilities.

The property offers excellent transport connectivity via Sutton station, local bus routes and easy access to arterial roads into London and out to the M25.



TERMS

Available on new leases direct with the landlord, on terms to be agreed.

EPC

To be produced upon practical completion of works.
Further information available upon request

VIEWING

Strictly via the joint sole agents.



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