



First Floor, 81-83 Victoria Road
Surbiton, KT6 4NS

Comfort cooled office suite

1,575 sq ft
(146.32 sq m)

- ADJOINING SURBITON STATION - ONLY 16 MINUTES TO WATERLOO
- 1 on site parking spaces
- Public car park 2 minutes walking distance
- Raised access floors
- Suspended ceilings
- Passenger lift
- Kitchen/male & female wc's

Summary

Available Size	1,575 sq ft
Rent	£27.50 per sq ft exclusive
Rates Payable	£11,976 per annum
Rateable Value	£24,000
EPC Rating	Upon Enquiry

Description

The available office suite occupies part of the first 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.

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 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 bypass 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.

Terms

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

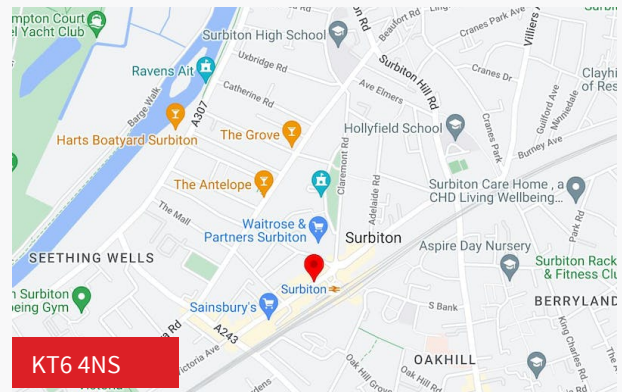
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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