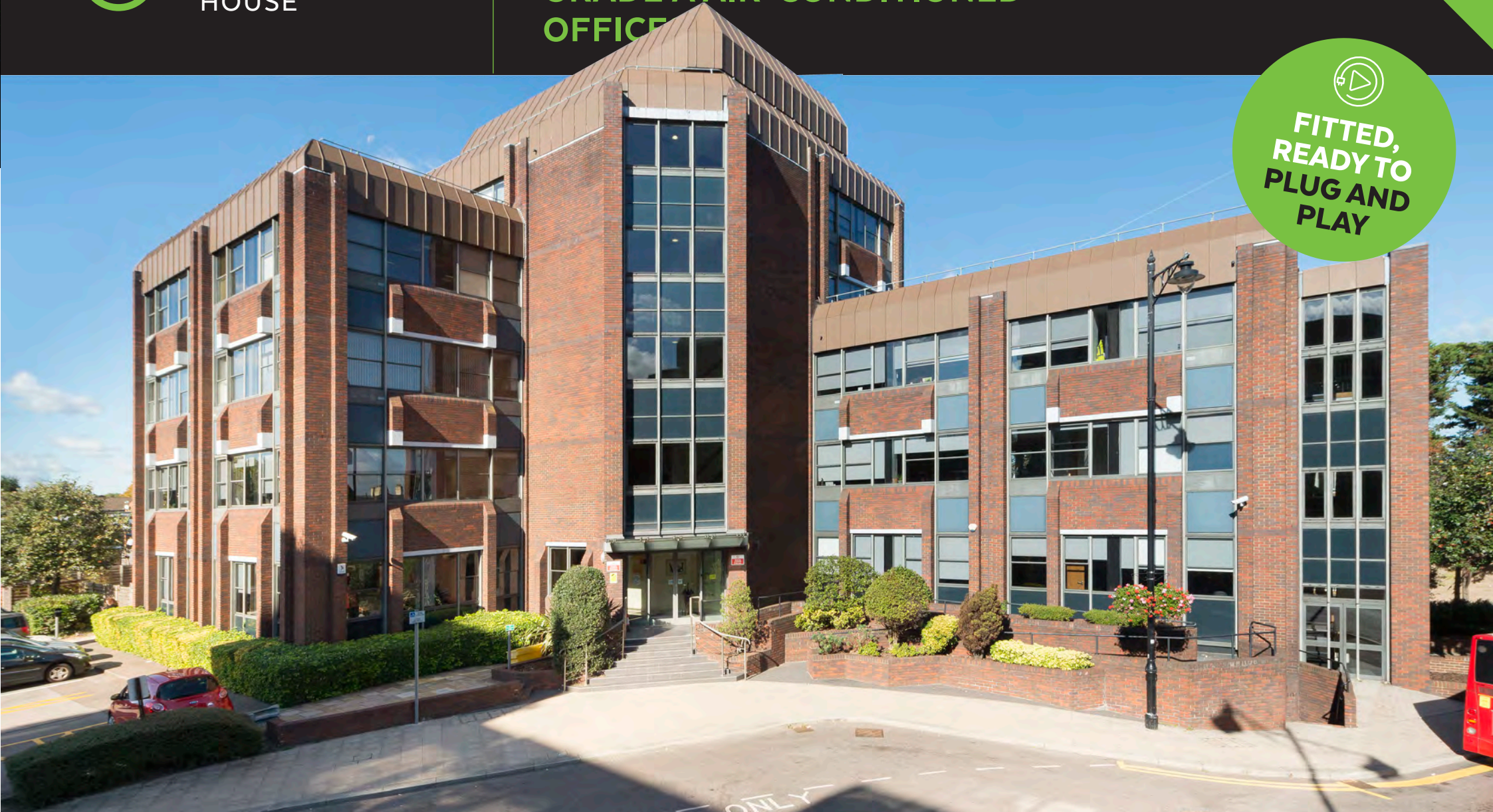


**CH** CANTIUM  
HOUSE

2,539 SQ FT - 10,879 SQ FT  
**GRADE A AIR-CONDITIONED  
OFFICE**

**TO LET**

  
**FITTED,  
READY TO  
PLUG AND  
PLAY**



CANTIUM HOUSE, RAILWAY APPROACH, WALLINGTON SURREY SM6 0DZ



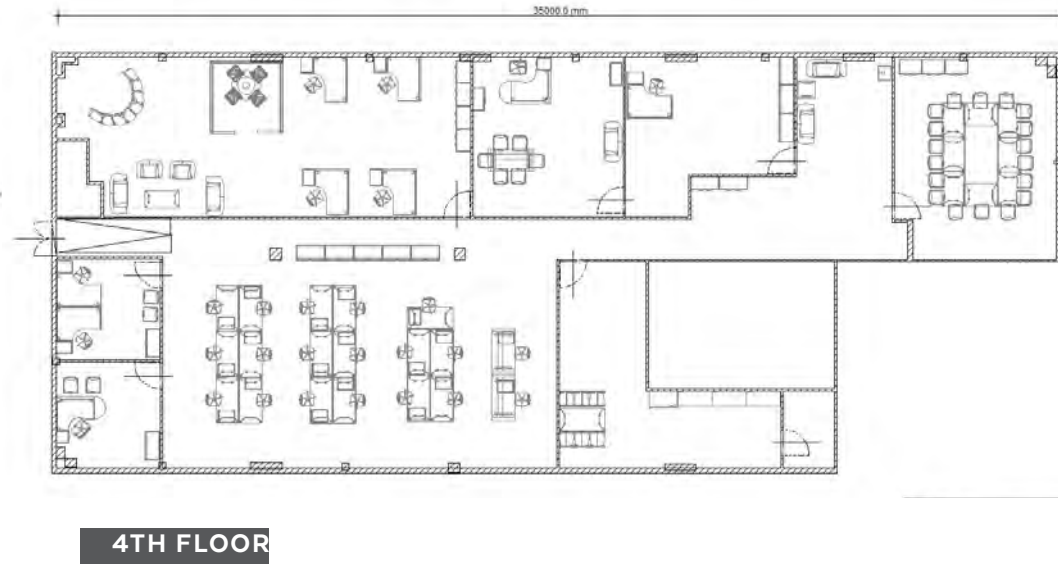
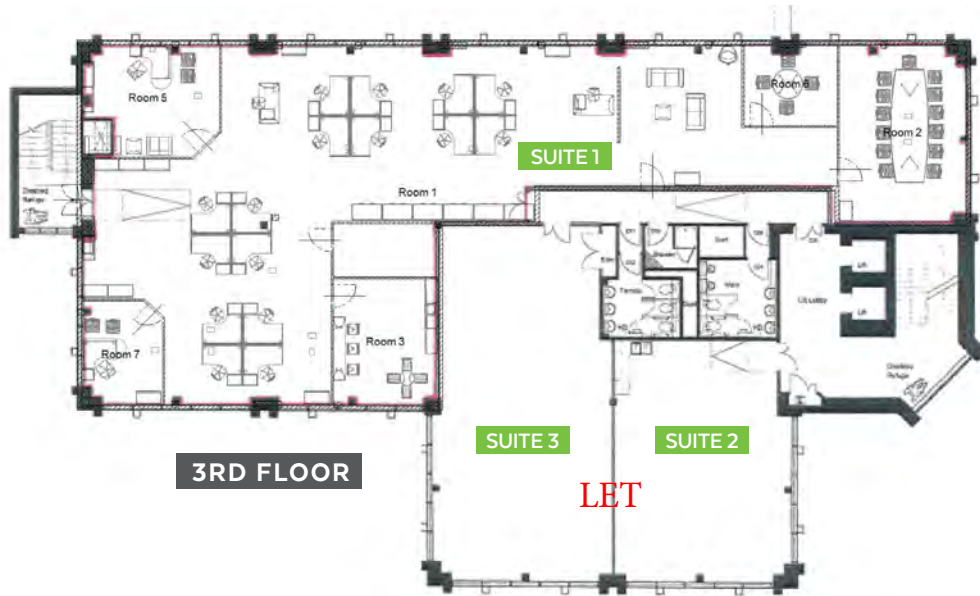
Cantium House comprises a self-contained office building totally approximately 37,268 sq ft (3,462 sq m) of modern offices arranged over 5 floors with lower level parking.

### AVAILABLE ACCOMMODATION

FLOOR	SUITE	SIZE SQ FT	PARKING
2nd Floor		2,539 sq ft	2
3rd Floor	Suite 1	3,692 sq ft	4
4th Floor		4,648 sq ft	5
<b>Total</b>		<b>10,879 sq ft</b>	<b>11</b>



3RD FLOOR OPEN PLAN AREA



2nd Floor



3RD FLOOR OPEN PLAN AREA

#### SPECIFICATION FITTED 3RD AND 4TH FLOORS

- Fitted, plug and play
- Modern workstations available
- Numerous Executive offices
- Boardroom and Meeting Room
- Functioning Server Room with patch panel
- Cat 5e connected to workstations
- Fitted kitchens and break out areas on each floor


#### ALL FLOORS

- Raised floors
- Air conditioning
- Suspended ceilings with recessed light fittings

## LOCATION

Wallington is located 14 miles south of Central London, between Sutton (2.6 miles), Mitcham (3.3 miles) and Croydon (3.4 miles).

 ROAD	MILES	KM
Central London	14	23
East Croydon	3	9
Sutton	2.5	7
The A3 and Worcester Park	7	20
M25/M23 Intersection	8	20
J9 M23/ Via the A237/A23	7.5	16
London Heathrow Airport T5	24	39
J9 M23 Gatwick Airport	15	23

 RAIL	MINUTES
West Croydon	6
Sutton	6
London Victoria	35
London Bridge	35
Clapham Junction	28
Gatwick Airport	46

(Fastest journey times source Trainline)

Zone 5 with Southern Rail Services to stations between Epsom and London Victoria.

## BUS

On Stafford Road

154	Croydon to Morden
157	Crystal Palace to Morden via West Croydon
455	Canons Hill to Wallington Station via Croydon and to various tram links.

### From Wallington Station, additional services:

127	Purleigh to Tooting Broadway Station
151	Wallington to Worcester Park via Sutton
410	Crystal Palace to Carshalton via Croydon
463	Coulston to Thornton Heath

## AIR

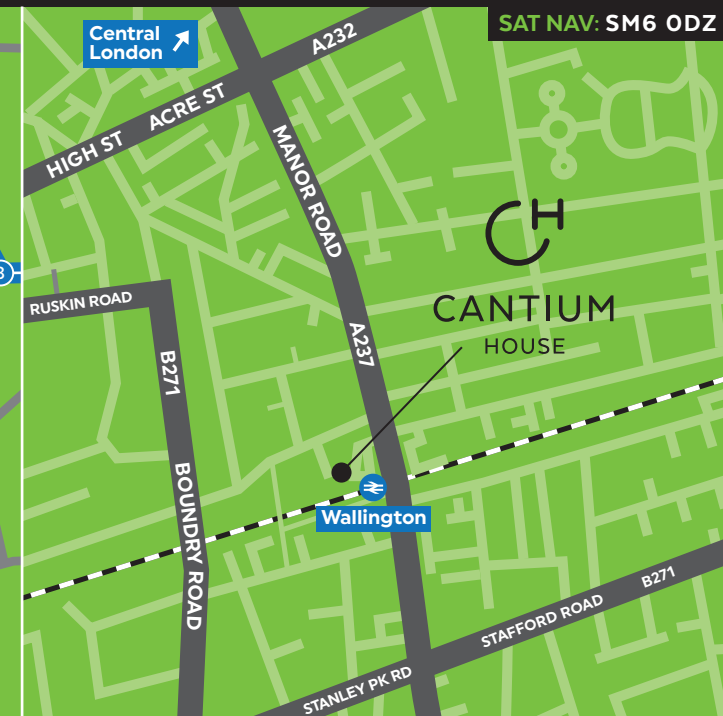
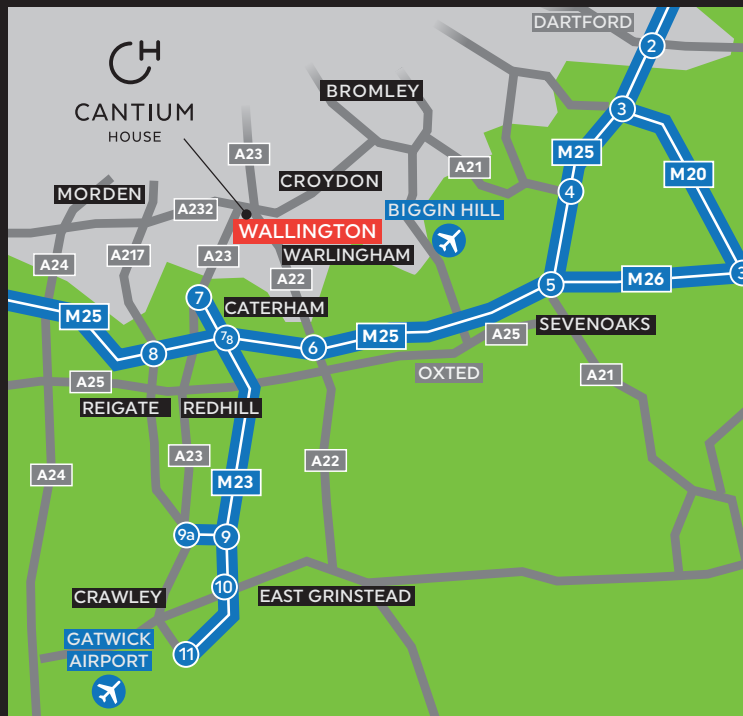
In addition, Gatwick Airport is situated 17 miles to the south of the property and is accessible in 36 minutes by train. Heathrow Airport is situated 30 miles to the north of the property



In addition to the parking on-site, paid for parking is available opposite in the station car park, together with nearby car parks and free on-street parking.

Cantium House is situated immediately opposite the station on Railway Approach, within Wallington's central office core. Railway Approach leads onto Woodcote Road, which is the main thoroughfare through Wallington, providing direct access to the town centre amenities.

**CENTRAL LONDON 14 MILES - CROYDON 3 MILES - M25 (J7) 6 MILES - GATWICK AIRPORT 15 MILES**





3RD FLOOR BOARD ROOM



3RD FLOOR KITCHEN



3RD FLOOR EXECUTIVE OFFICE



### TERMS

Available on new lease direct from the freeholder at a rent of £21.50 psf

### RATES PAYABLE 2021/22

Interested parties should satisfy themselves of this information but we understand the following

#### 3rd Floor

**Suite 1** 3rd Floor - RV £59,000 thus payable c£29,442

**Suite 2** 3rd Floor - RV £11,500 thus may benefit from SBR

**Suite 3** 3rd Floor - RV £17,000 thus payable c£8,483

**4th Floor** RV £74,000 thus Rates Payable £38,924

### SERVICE CHARGE 2021/22

The buildings service charge is currently running at £7.14 psf

### VAT:

Payable on rent and service charges

### ENERGY PERFORMANCE ASSET RATING

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71 This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

**CH**  
**CANTIUM**  
HOUSE

RAILWAY APPROACH,  
WALLINGTON  
SURREY SM6 0DZ

**LAMBOURN**  
COMMERCIAL  
**020 3752 7569**  
**WWW.LCPROP.COM**

**Damian Lambourn**  
e: [dl@lcprom.com](mailto:dl@lcprom.com)  
m: **07796 953360**

NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded. Feb 2024