

TOWN CENTRE OFFICE SUITE IN ATTRACTIVE PERIOD BUILDING



TO LET

**533 SQ FT
(49.5 SQ M) APPROX**

LOCATION

The property is located on Claremont Road opposite Waitrose supermarket in the centre of Surbiton. The station is a short walk away and provides a direct main line service to London Waterloo (approximate journey time 21 minutes). The A3 Kingston by pass is within two miles offering a direct route to central London and junction 10 of the M25 motorway.

For a map of this location please visit
www.bing.com/maps
and insert KT6 4RF

Adam Soliman

adam@cattaneo-commercial.co.uk

David Keates

david@cattaneo-commercial.co.uk

020 8546 2166

28 CLAREMONT ROAD, SURBITON, SURREY KT6 4RF

DESCRIPTION

The available suite is on the raised ground floor of this semi-detached office building and is accessed via either the main front entrance or the rear entrance leading directly from the car park.

Suite 2 is currently arranged as three offices.

The suite benefits from central heating, fluorescent lighting and excellent natural light as well as shared kitchen and separate male and female WC facilities.

AMENITIES

- Shared kitchen facilities
- Separate male & female WCs
- Gas fired central heating
- Entry phone system
- Excellent natural light
- Car parking by arrangement
- Attractive gardens to the front and rear



Indicative photograph of Suite 6

ACCOMMODATION

The building has the following approximate floor areas:

| SUITE | SQ FT | SQ M | RENT PA EXLC | RATEABLE VALUE | RATES PAYABLE (16/17) | AVAILABILITY |
|-------|-------|------|--------------|----------------|-----------------------|--------------|
| 6 | 475 | 44.1 | - | - | - | LET |
| 2 | 533 | 49.5 | £12,750 | *£8,700 | *£4,210.80 | AVAILABLE |

*We strongly recommend you verify the rates figures with Kingston upon Thames Borough Council

TENURE

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

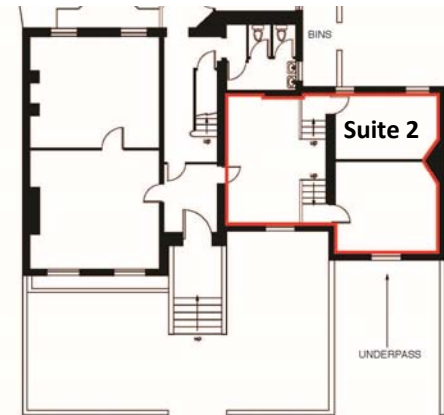
VAT

We are advised that the building is not currently elected for VAT.

EPC

Rating: D (99)

FLOOR PLAN



PAVEMENT

Further information or to arrange an inspection please contact:

ADAM SOLIMAN

Email: adam@cattaneo-commercial.co.uk

DAVID KEATES

Email: david@cattaneo-commercial.co.uk



19-23 High Street
Kingston upon Thames
Surrey KT1 1LL

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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