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## 1<sup>st</sup> & 2<sup>nd</sup> floor OFFICES TO LET

### Up to 1,432 SQ FT



**12 High Street, Sutton, SM1 1HN**

# CHARTERED SURVEYORS

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited,*

# 12 High Street, Sutton, SM1 1HN

## Location:

The offices are situated within a very short walk of Sutton railway station, close to the junction with Sutton Court Road/Grove Road.

## Description/Accommodation:

The offices are arranged in 8 individual rooms, with spacious landings and a useable roof void. The accommodation is divided approximately as follows

Second Floor : Four rooms totalling 720 sq ft

First Floor : Four rooms totalling 712 sq ft

Total : 1,432 sq ft

Consideration will be given to granting two Leases, one for each floor.

## Amenities:

The offices have the benefit of –

- Gas fired central heating
- suspended ceilings with Cat II lighting
- good decoration & new carpets

**NB :** The offices are vacant and ready for early occupation

## Terms:

These offices are available to let under a full repairing and insuring Lease for a Term to be agreed

## Rent:

An initial rent of £17,000 per annum Exclusive is required for both floors

## Legal Costs:

Each party is responsible for their own costs in this transaction

## Energy Performance Certificate:

Awaiting Energy Performance Certificate.

## Business Rates:

According to the Government website the property has a Rateable Value of £10,750. The UBR for 2009/10 is 48.1p in the £.

## Viewing:

By appointment with Agents  
Gildersleve & Payne  
Contact Nick Payne MRICS  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

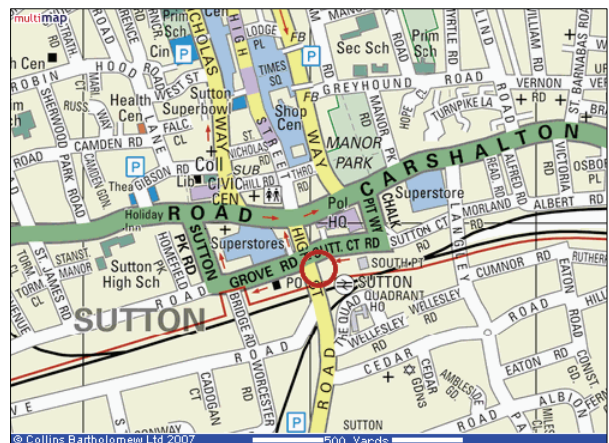
## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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