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Croydon, Surrey, CR0 4HA

**GILDERSLEVE  
& PAYNE**

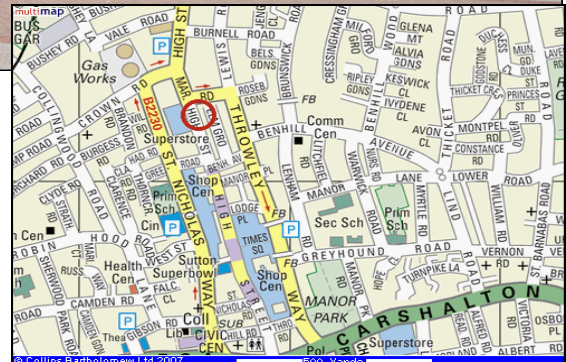
Commercial Property Consultants

# REFURBISHED OFFICES TO LET WITH ON SITE CAR PARKING From 1,200 sq ft to 7,100 sq ft

**INITIAL RENT £5 PSF**



**240-244 HIGH STREET,**  
**SUTTON,**  
**SURREY, SM1 1PA**



## 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.*

www.gpccommercial.co.uk

# 240-244 HIGH STREET, SUTTON, SURREY, SM1 1PA

## Location

The property is conveniently located in the High Street close to the junction with Sutton's main one way system. Sutton mainline BR station provides fast regular services to both Croydon (26mins) and London Bridge (33 mins).

Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south west of central London, 5 miles west of Croydon.

## Description/Accommodation

The accommodation is arranged over 1st, 2nd and 3rd floors with direct access from the High Street. A comprehensive refurbishment has been carried out.

The accommodation has approximate net internal areas as follows:

## Terms

First Floor	223.30 sq m	(2404 sq ft)
Second Floor	210.61 sq m	(2267 sq ft)
Third Floor	226.40 sq m	(2437 sq ft)
<b>Total</b>	<b>660.31 sq m</b>	<b>(7108 sq ft)</b>

The premises are available to let either as a whole, on a floor by floor basis or as half floors on new full repairing and insuring leases for a period to be agreed.

## Rent

Flexible lease terms available with rent incentive for year 1 (Subject to a minimum 3 year lease).

## Legal Costs

The ingoing Tenant to contribute towards the Landlord's legal costs.

## Energy Performance Certificate

Available



## Business Rates

The Rateable Value is £TBA and the UBR for 2011/12 is 43.3p in the £.

## Property Misdescriptions Act 1991

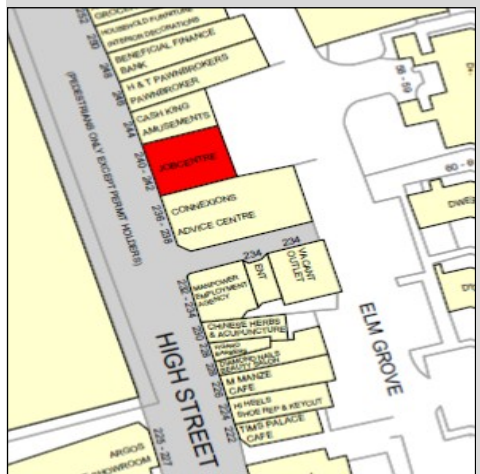
Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## 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.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)

## Viewing

Strictly by appointment with Agents  
**Gildersleve & Payne**  
Nick Payne MRICS  
Or Jane Pearce BA Hons  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)



## Amenities

- *Suspended ceilings with CAT II lighting*
- *New carpeting*
- *Redecorated throughout*
- *Double glazing*
- *Gas fired central heating*
- *Kitchen*
- *Ladies and Gents wc facilities.*
- *Comfort cooling*
- *On site car parking*