

**TWO NEW LETTINGS
COMPLETED Q4 2025**

chanceryhouse

ST NICHOLAS WAY, SUTTON, SM1 1JB

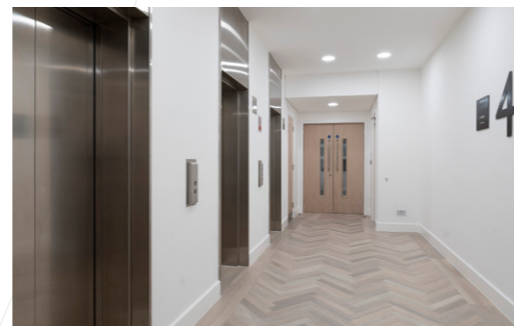
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- **REFURBISHED AIR CONDITIONED OFFICES TO LET**
 - **1,464 – 4,807 SQ FT (136 – 446 SQ M)**
- **FLEXIBLE RANGE OF OFFICES TO SUIT ALL REQUIREMENTS**
 - **ON SITE CAR PARKING**
- **ROBUST AND FAST FIBRE - 5 STAR EWAVE RATING**
 - **CYCLE STORAGE & SHOWERS**
 - **TOWN CENTRE LOCATION**

A contemporary refurbishment in a prime town centre business location

Chancery House provides 54,600 sq ft of offices with secure basement parking in the heart of Sutton town centre with excellent natural light. Purchased by CLS in 2015 the building has benefitted from significant investment to include new lifts, refurbished entrance, reception and common parts together with the creation of showers, cycle racks and new disabled WC's.

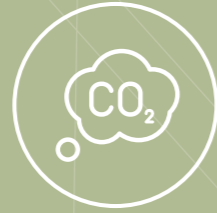


Sustainability

Well-being, lifestyle and sustainability is at the forefront at Chancery House. This efficiency with the other green features will help keep energy costs lower.



Electricity supplied is 100% natural renewable procured.



The building benefits from a zero carbon emission certified supply.



Building is actively monitored via smart metering systems for accurate billing.



Award winning waste and recycling management. Green Apple Award 2018.



Electric car charging point.



EPC Refer to letting agents for up to date information on EPC's.



“ Sustainability is an integral aspect of our purpose to transform office properties into sustainable, modern spaces that help businesses to grow.
 CLS Holdings plc

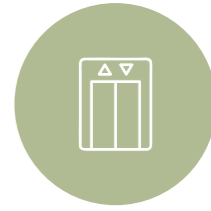
Key facts



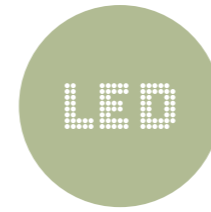
24 hour access



Air conditioning- 4 pipe fancoil system



3 Newly fitted 10 person passenger Lifts



Suspended ceilings with LED lighting



Raised access floors (1st - 8th floors)



54 secure basement car spaces with passenger lift access to all floors



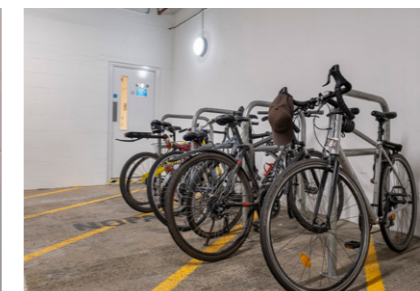
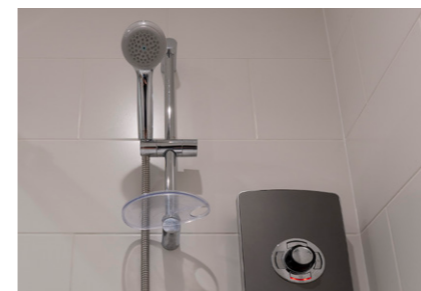
Secure cycle storage



Basement showers



Contemporary refurbished reception



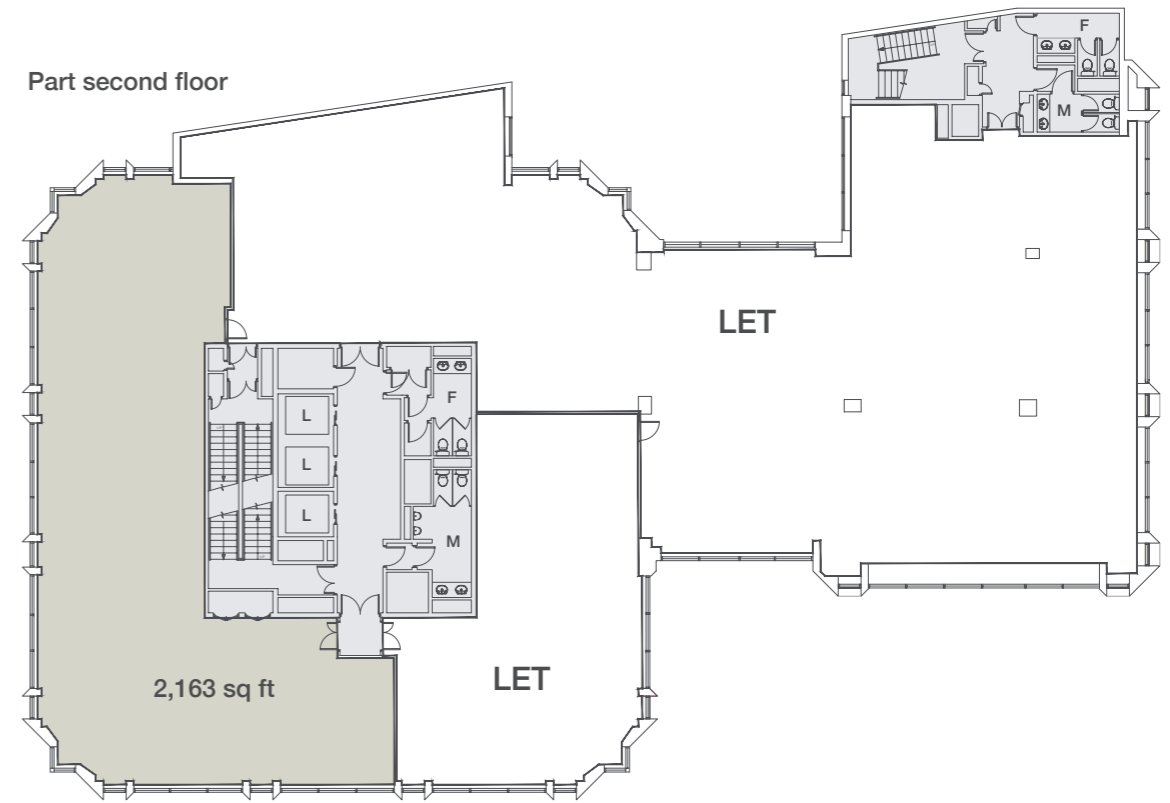


Flexibility is at the heart of the building's design, the floors can offer a range of sizes to suit your business.

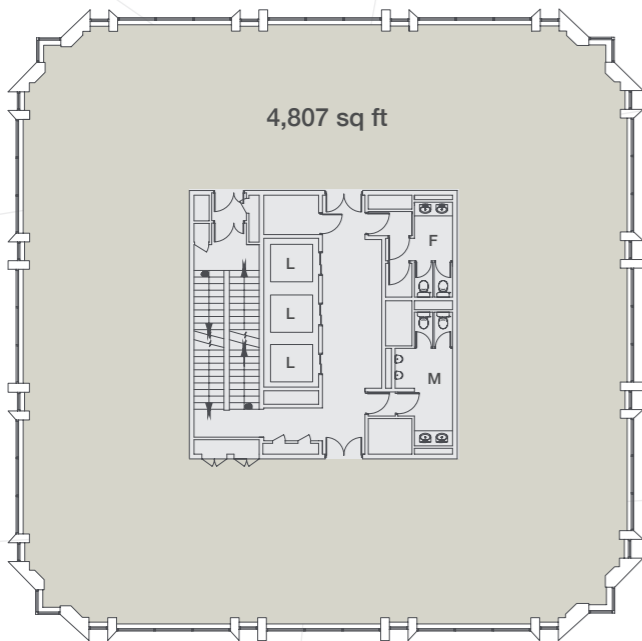
Availability

- A variety of suites from 916 sq ft to 4,807 sq ft.
- All suites are to be let on a new lease by arrangement.
- The part 4th floor is newly refurbished with kitchens and meeting rooms. Available furnished or unfurnished.
- The ground and 8th floors are to be refurbished and can be fit out to the Landlord's base specification to suit an incoming occupier.

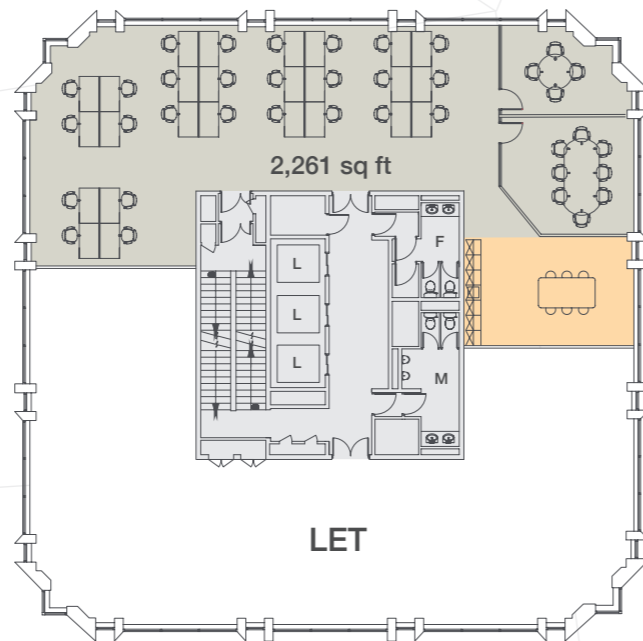
Floor	sq ft	sq m	Car spaces	Comments
Eighth	4,807	447	5	To be refurbished
Part Fourth	2,261	210	2	Fully refurbished Fitted & furnished
Part Second	2,163	201	2	Refurbished
Ground Suite 3	1,464	136	1	To be refurbished
Total	10,695	994		



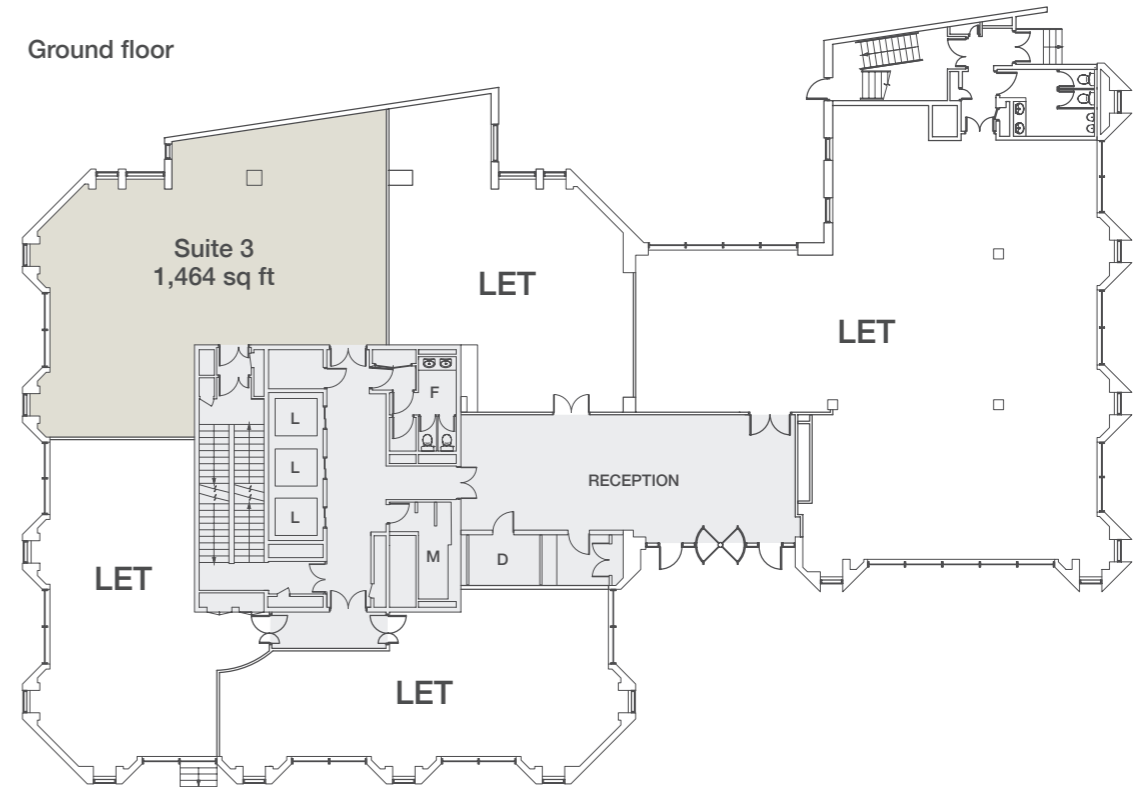
Eighth floor



Part fourth floor - Fully fitted and furnished

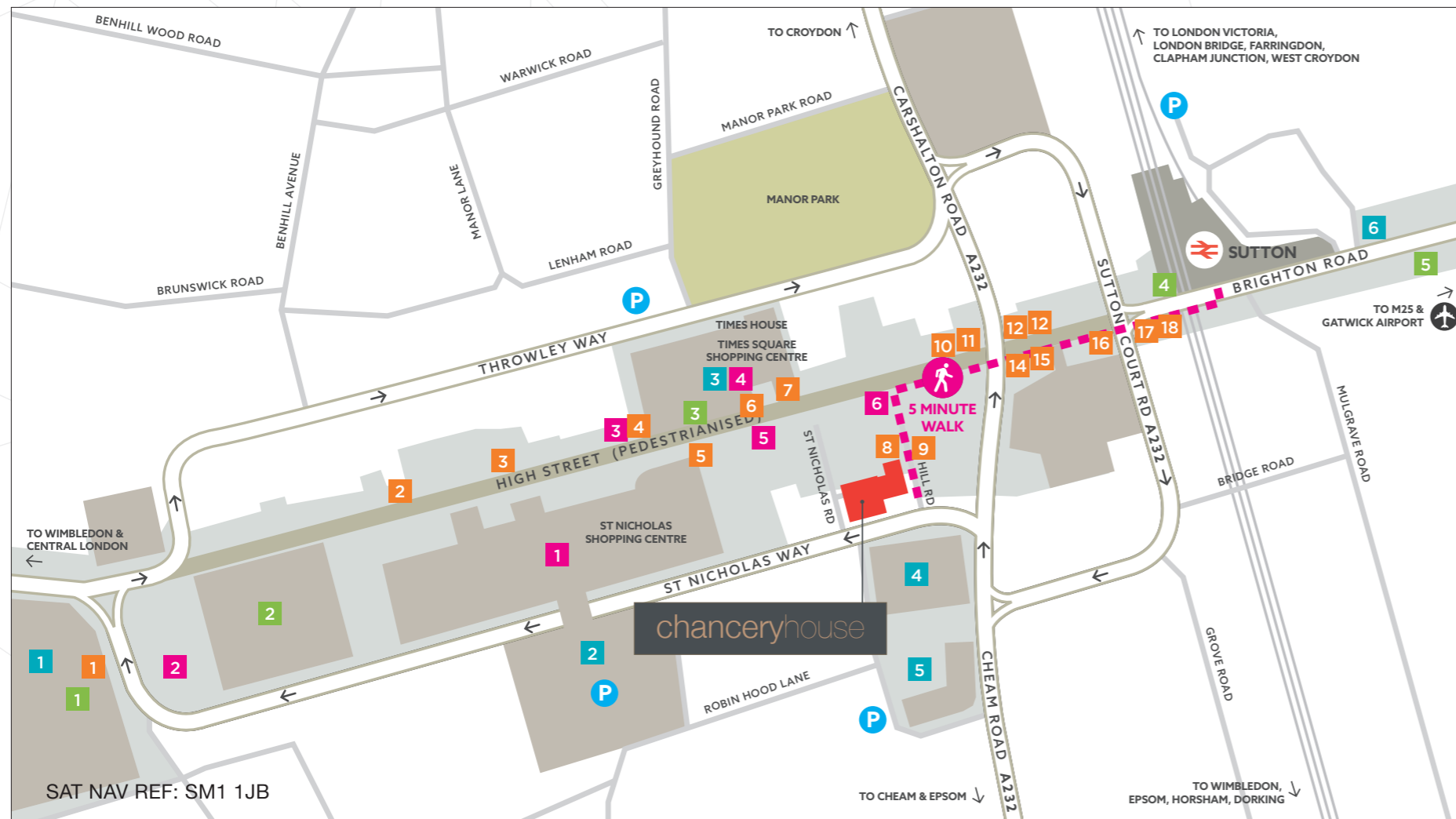


Ground floor



Sutton has a busy town centre with an array of shops, bars, cafés, restaurants and leisure facilities, Sutton is well connected in terms of main line rail and road connections.

Sutton has seen extensive investment in the town centre in recent years including a new 131,500 sq ft Sainsbury's supermarket at the bottom of the town and the construction of Sutton Plaza including a new Ibis hotel adjacent to Sutton Rail Station together with a swathe of new homes. The pedestrianised High Street which has 2 major shopping centres - St Nicholas and Times Square-has a wide array of national retailers including M&S, Boots Waterstones and Flannels and an excellent selection of food and beverage offerings for occupiers. Sutton Station provides Southern services to London Victoria and London Bridge, and Thameslink services to Wimbledon, London Blackfriars and beyond. The town centre also features an extensive bus service.



SHOPS

- 1 St Nicholas Shopping Centre
 - Next
 - New Look
 - Primark
 - Miss Selfridge
 - Warehouse
 - Accessorize
 - Pandora
- 2 Halfords
- 3 Sole Trader

SHOPS

- 4 Times Square Shopping Centre
 - TK Maxx
 - Starbucks
 - Ernest Jones
 - H Samuel
- 5 Body Shop
- 6 Waterstones

SUPERMARKETS

- 1 Sainsbury's
- 2 ASDA
- 3 M&S
- 4 M&S Simply Food
- 5 Tesco Express

LEISURE

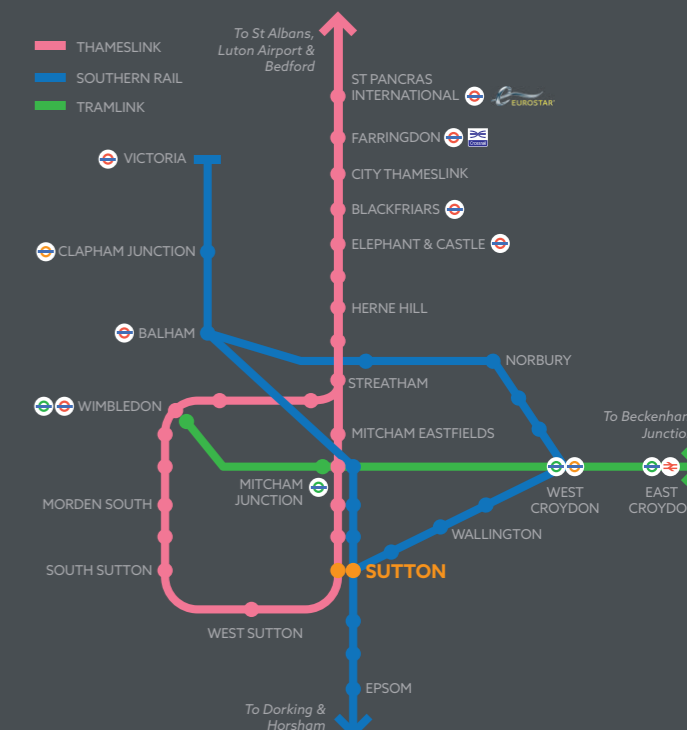
- 1 The Gym
- 2 Omniplex Cinema
- 3 Pure Gym
- 4 Library
- 5 Holiday Inn Hotel
- 6 Anytime Fitness

FOOD & DRINK

- 1 Costa Coffee
- 2 Greggs
- 3 McDonald's
- 4 Starbucks
- 5 Caffe Nero
- 6 Costa Coffee
- 7 Patisserie Valerie
- 8 All Bar One
- 9 Wetherspoon
- 10 Greggs
- 11 Sutton Arms
- 12 Caffe Nero
- 13 Subway
- 14 Oneill's
- 15 Slug & Lettuce
- 16 Pizza Express
- 17 Zizzi's
- 18 Nando's

Communications

By Road		By Train (Sutton station)	
Epsom	4.5 miles	Epsom	10 mins
Croydon	5.0 miles	West Croydon	12 mins
A3	5.0 miles	Wimbledon	17 mins
Wimbledon	5.5 miles	Clapham Junction	20 mins
M23 (J8)	7.0 miles	Victoria	29 mins
M25 (J8)	8.5 miles	Blackfriars	35 mins
Reigate	10.0 miles	London Bridge	35 mins
Central London	12.0 miles	Farringdon	40 mins
Gatwick Airport	17.5 miles	St Pancras	44 mins
Heathrow Airport	28.0 miles	Luton Airport	85 mins



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Viewing

Strictly by appointment through the joint sole letting agents.

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Owned and
Managed by

