



## Second Floor Leo House

Railway Approach, Wallington, SM6 0DX

**Town Centre Offices  
with parking**

**TO BE REFURBISHED**

**7,859 sq ft**  
(730.12 sq m)

- Open plan floorplate with excellent natural light
- 20 car spaces (1:381 sq ft)
- Air Conditioning
- Suspended ceilings
- Raised access floor
- 2 x 8 person passenger lifts
- Rail and Bus transport links direct from the property
- No VAT election

## Summary

<b>Available Size</b>	7,859 sq ft
<b>Rent</b>	£25 per sq ft
<b>Rates Payable</b>	£11.32 per sq ft Interested parties are advised to make their own enquiries with the local authority.
<b>Rateable Value</b>	£163,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Leo House provides well proportioned office accommodation with open plan floorplates capable of adapting to an occupier's workspace requirements. The building benefits from a prominent ground floor reception and entrance area, together with an adjacent barrier controlled car park.

The available second floor offices, common parts and reception are to be newly refurbished to provide high quality and sustainable Grade A office accommodation. Further details on specification and timing upon request.

## Location

Leo House is superbly located in Wallington Town Centre, above the Train Station which provides direct services to London Bridge (approx. 35 minutes), London Victoria (approx. 40 minutes) together with West Croydon and Sutton.

Access to the motorway network is approximately 6 miles south at Junction 7 of the M25 / M23 with Gatwick and Heathrow airports approximately 19 miles and 24 miles respectively.

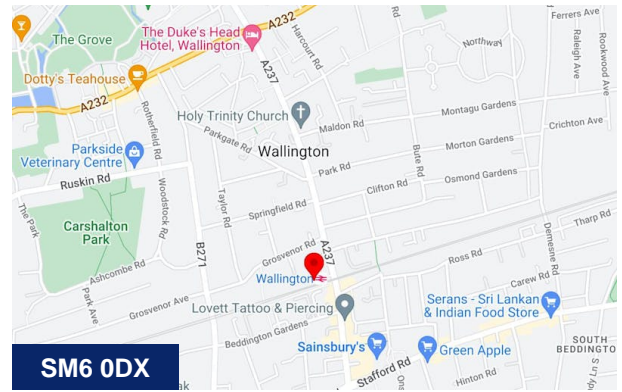
The town is well-served by a range of amenities with the High Street and Wallington Square Shopping Centre providing a good mix of national and local retail outlets including Sainsbury's, Boots and WH Smith. There is also a good selection of cafés and coffee shops including Costa and Caffe Nero, together with a number of gyms for leisure.

## Accommodation

Name	sq ft	sq m	Availability
2nd	7,859	730.12	Available
<b>Total</b>	<b>7,859</b>	<b>730.12</b>	

## Terms

A new lease is available direct from the Landlord on terms to be agreed.



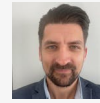
## Viewing & Further Information



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