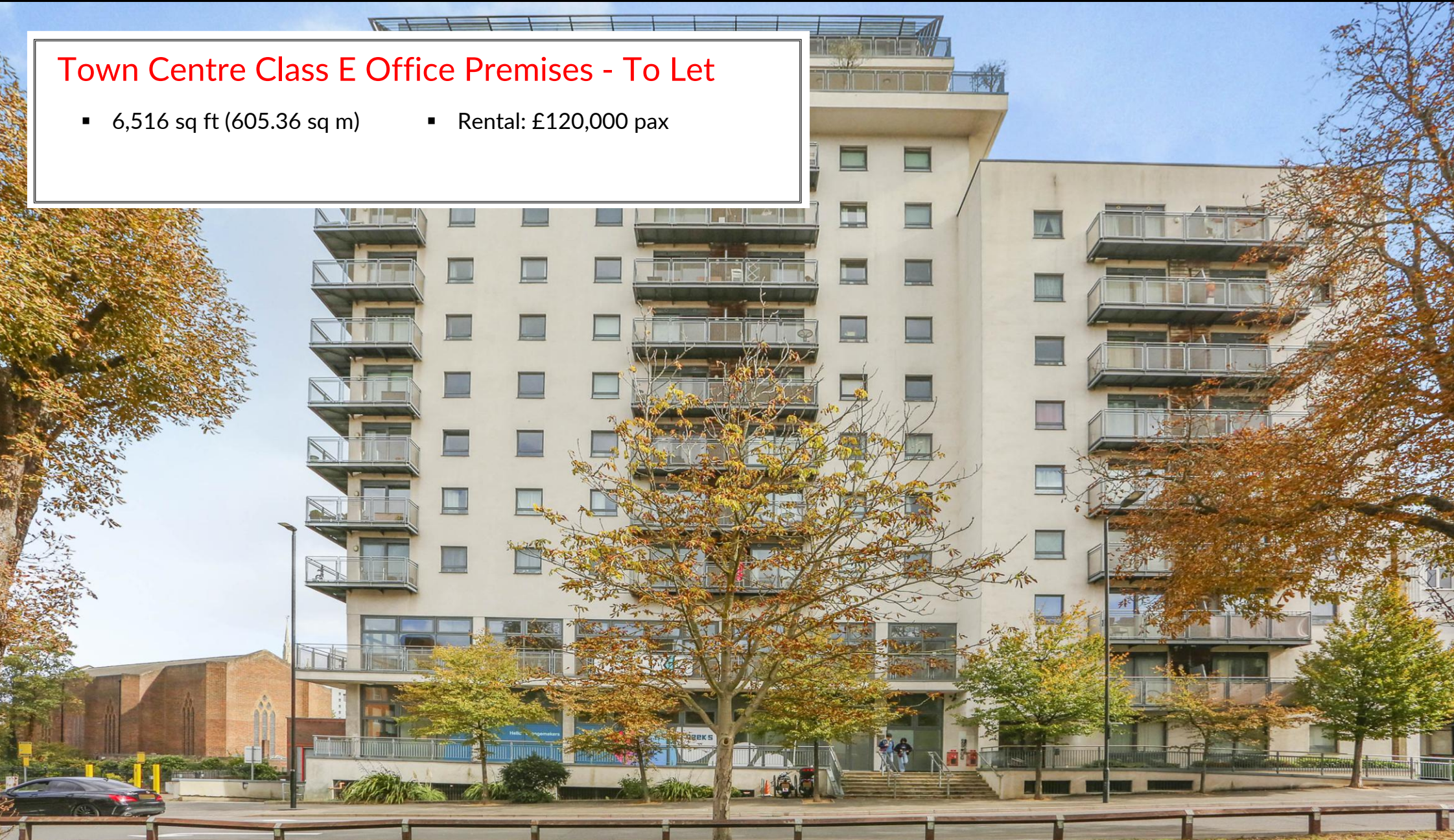


Town Centre Class E Office Premises - To Let

- 6,516 sq ft (605.36 sq m)
- Rental: £120,000 pax



First Floor, 6 Sutton Park Road, Sutton, Surrey SM1 2GD

Key Features



High specification accommodation



Refurbished throughout



Air conditioning



4m high ceilings



Passenger lift



Kitchen facilities



Ladies/Gents WC and shower facilities



EPC rating C (74)



Excellent transportations links



2 On-Site Car Parking Spaces



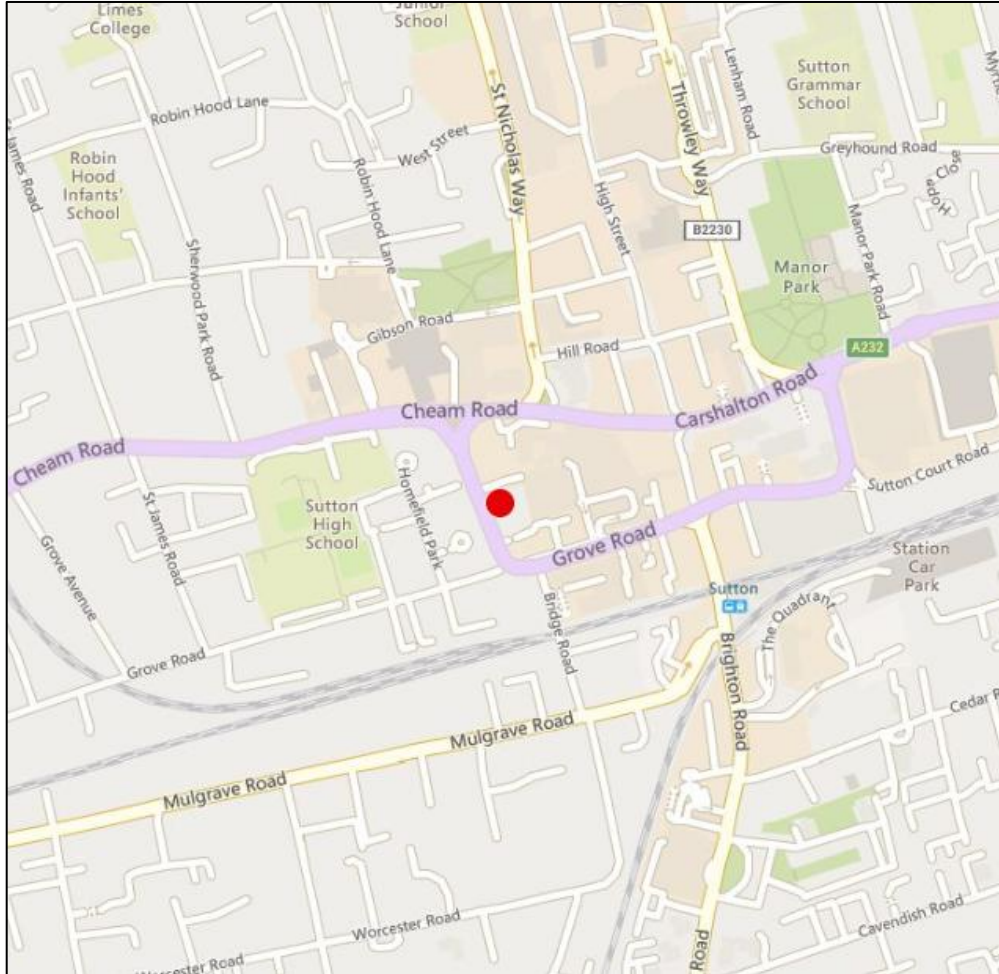
Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Description

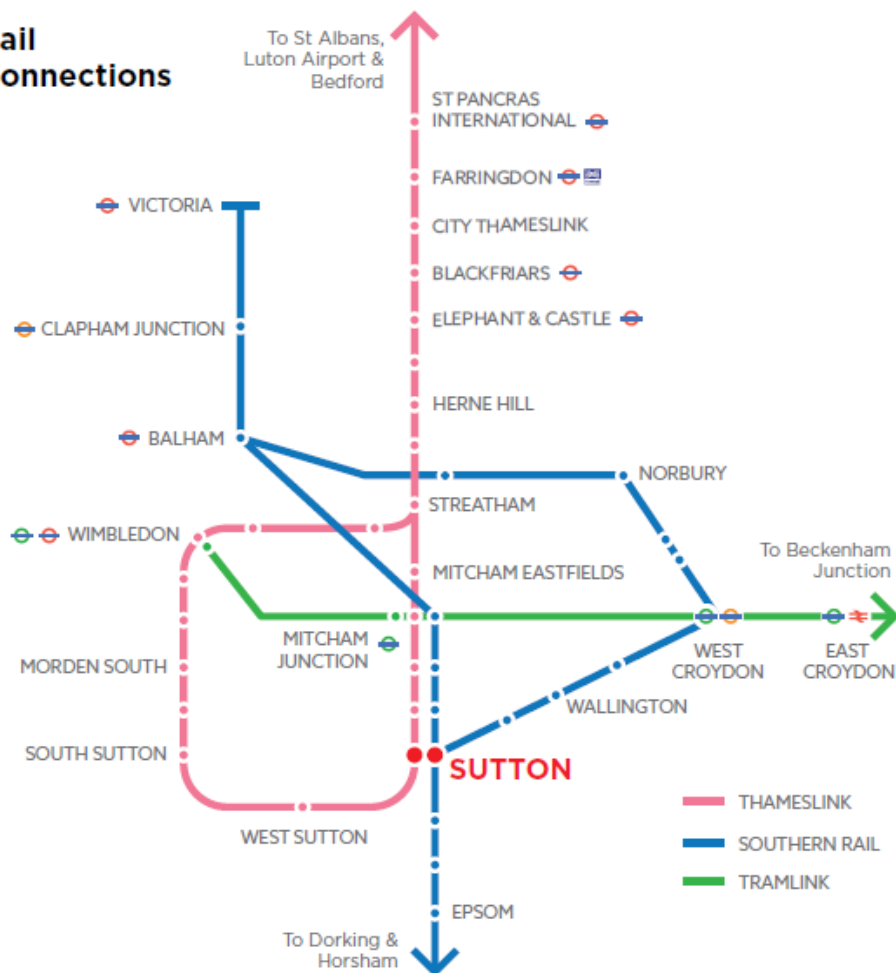
The premises offer open-plan accommodation on the first floor, which has been refurbished to a high specification throughout. In addition, there are two parking spaces in the basement car park.

Location

The property is located in a prime position on the eastern side of Sutton Park Road in close proximity to Sutton Mainline BR Station, and benefits from excellent transportation links.



Rail Connections



Distances



Epsom	4.5 miles
Croydon	5 miles
Kingston	7 miles
Reigate	10 miles
Central London	12 miles



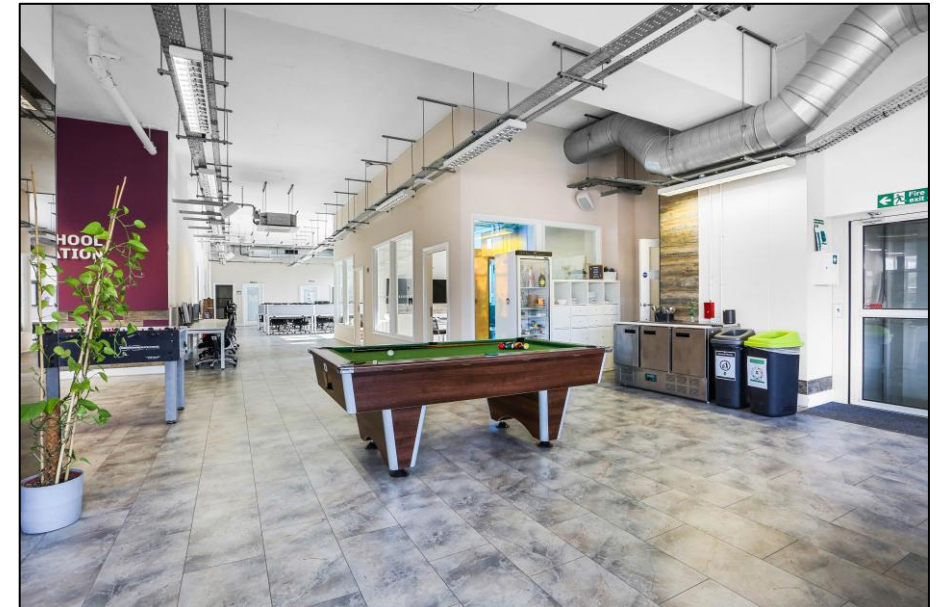
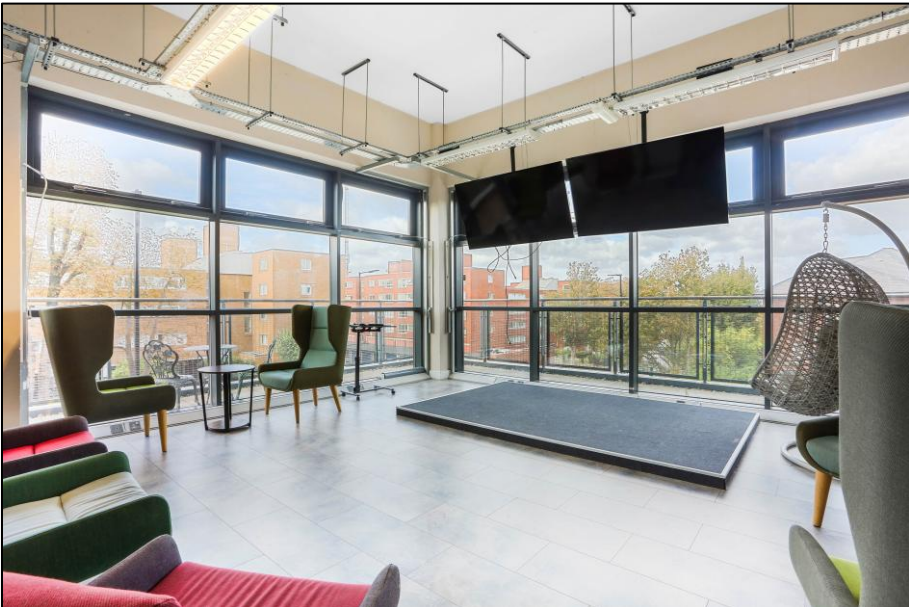
A217	0.8 miles
A3	5 miles
M23 (J8)	7 miles
M25 (J8)	8.5 miles

Journey Time

(from Sutton BR Station)



Epsom	10 mins
West Croydon	12 mins
Wimbledon	17 mins
Clapham Junction	20 mins
London Victoria	29 mins
London Bridge	35 mins

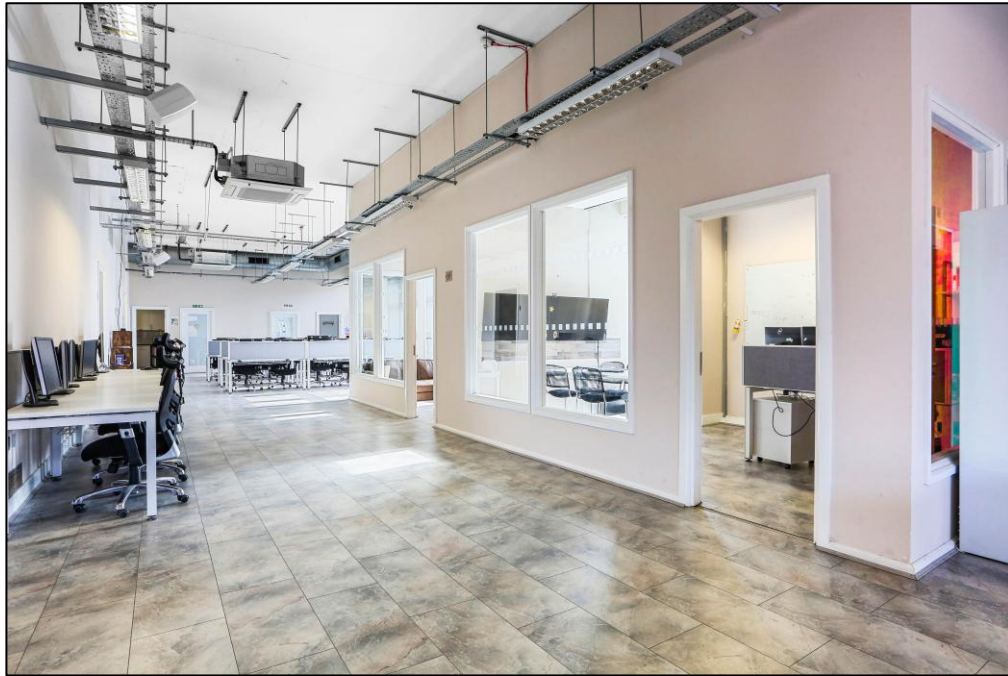


Accommodation

The property comprises the following approximate floor areas:

	Sq ft	Sq m
First Floor Offices	6,516	605.36

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.



Virtual Tour: Please [click here](#)

Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rental

The commencing rental is £120,000 per annum exclusive.

Business Rates

According to the Government website the property has a 2026 Rateable Value of £131,000. Therefore, the rates payable for the current financial year for 2026-2027 are £65,500.

NB: The rates actually payable may be subject to transitional relief.

Planning

The first floor currently benefits from Class E (Office) consent.

VAT

The property is not elected for VAT.

EPC

The EPC rating for the property is "C" (74).

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

Contact - Sole Agents:



Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk



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