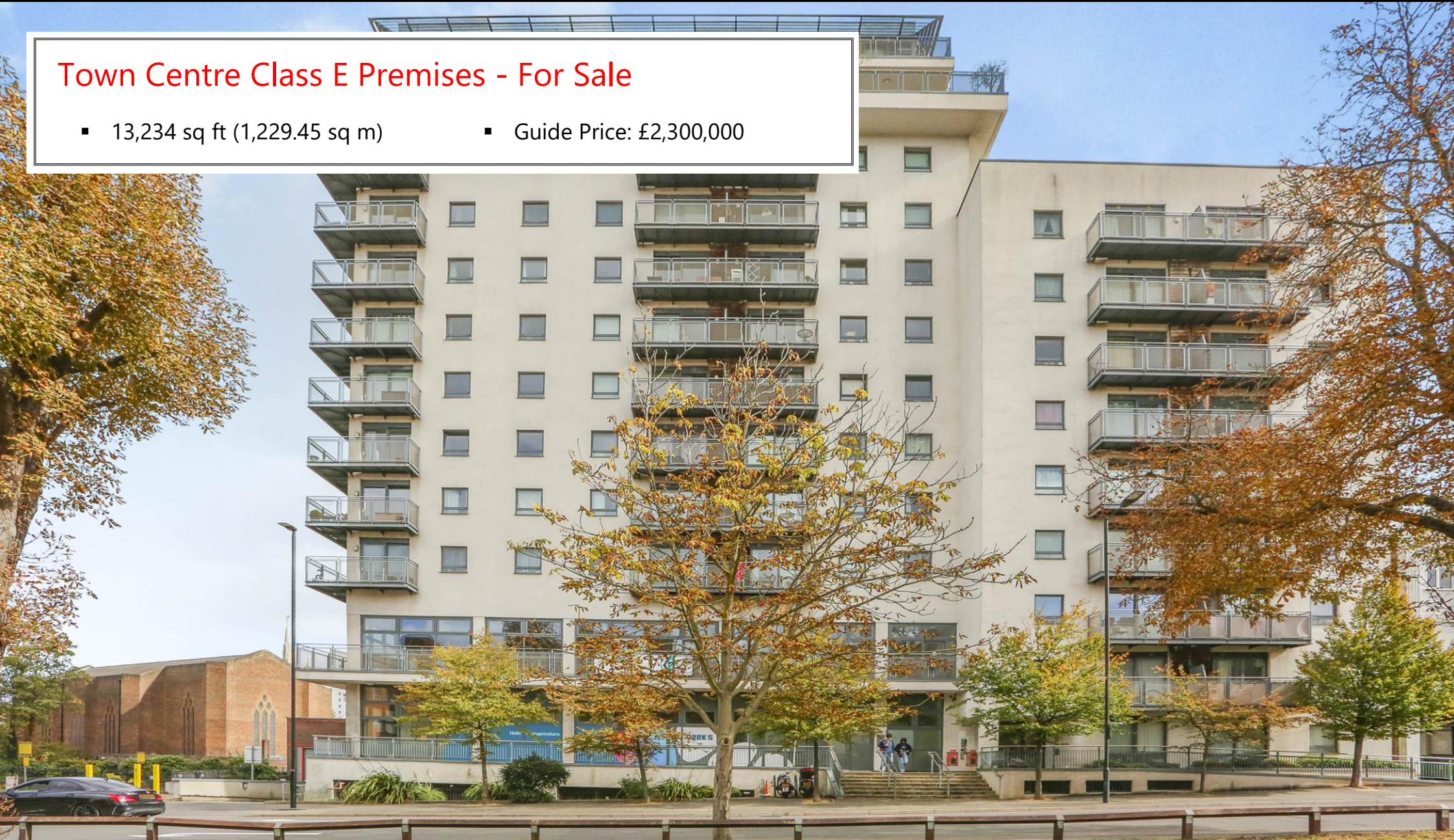


## Town Centre Class E Premises - For Sale

- 13,234 sq ft (1,229.45 sq m)
- Guide Price: £2,300,000



Ground and First Floors, 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



4 On-Site Car Parking Spaces



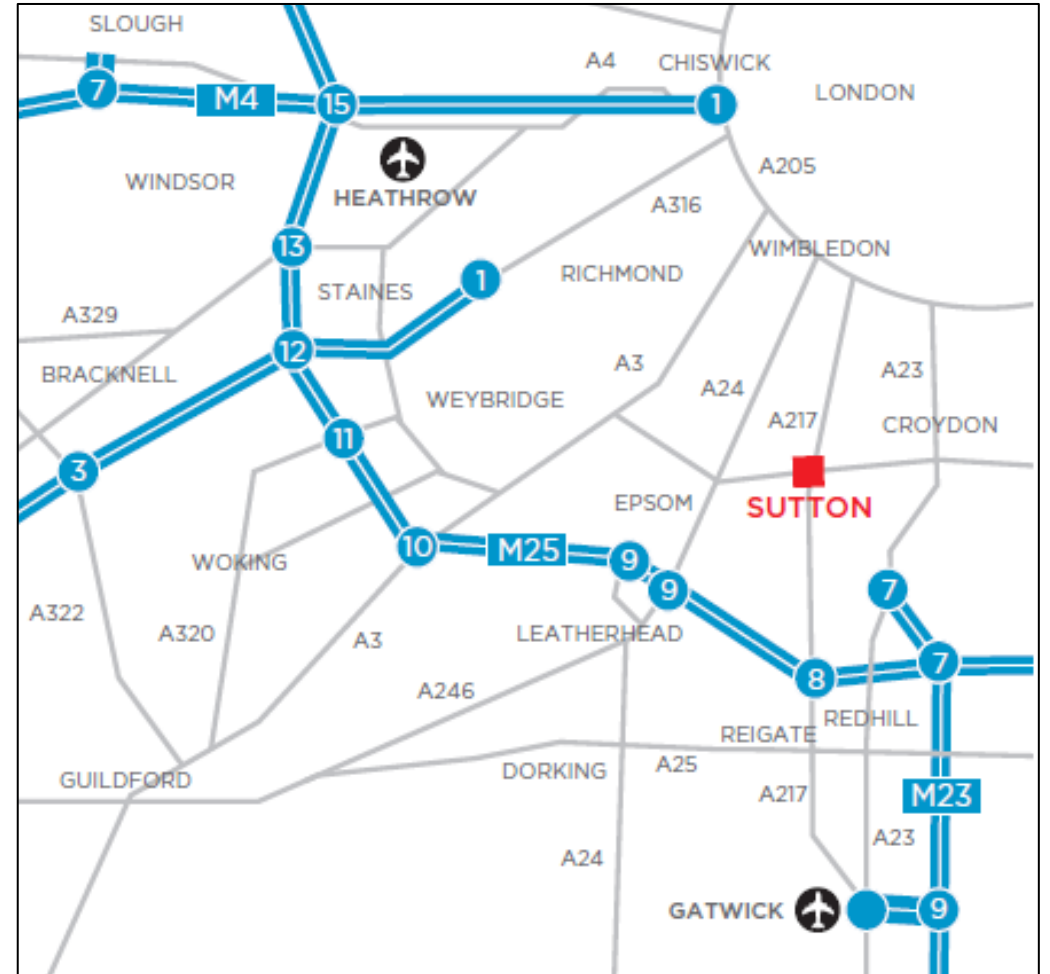
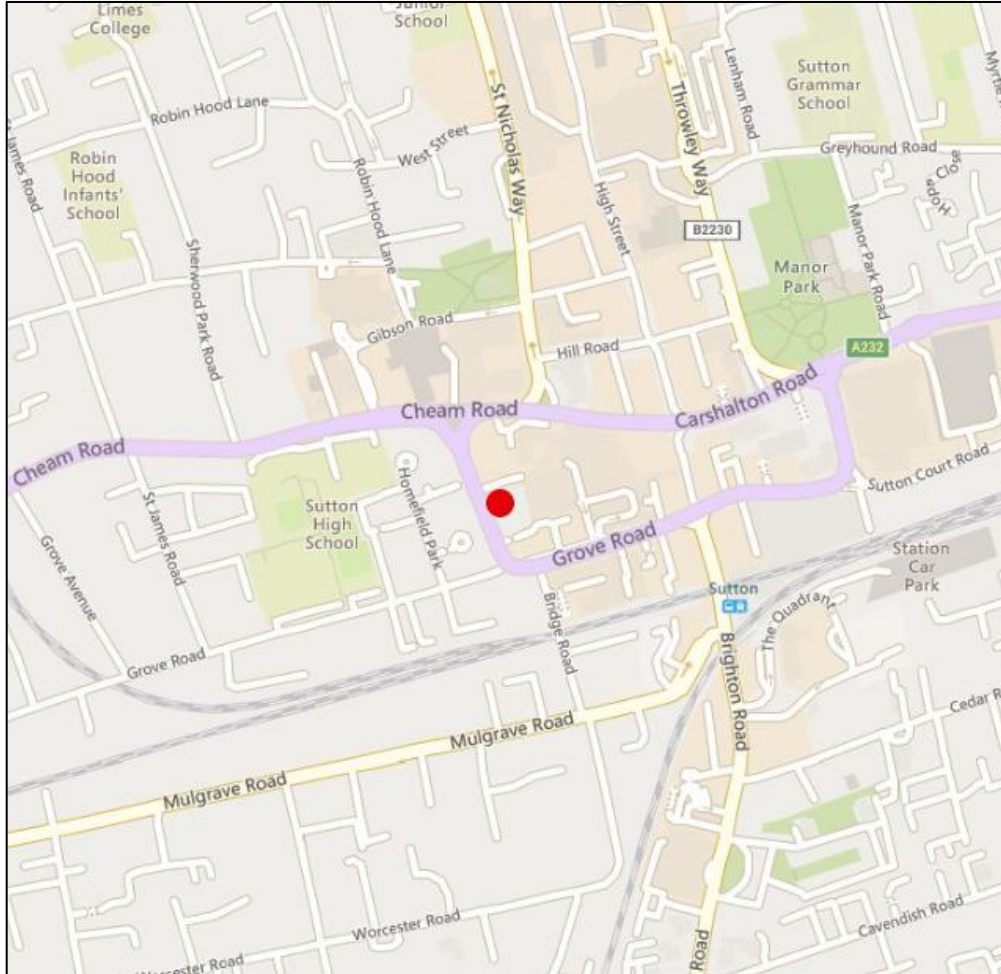
**Important Note:** Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious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

## Description

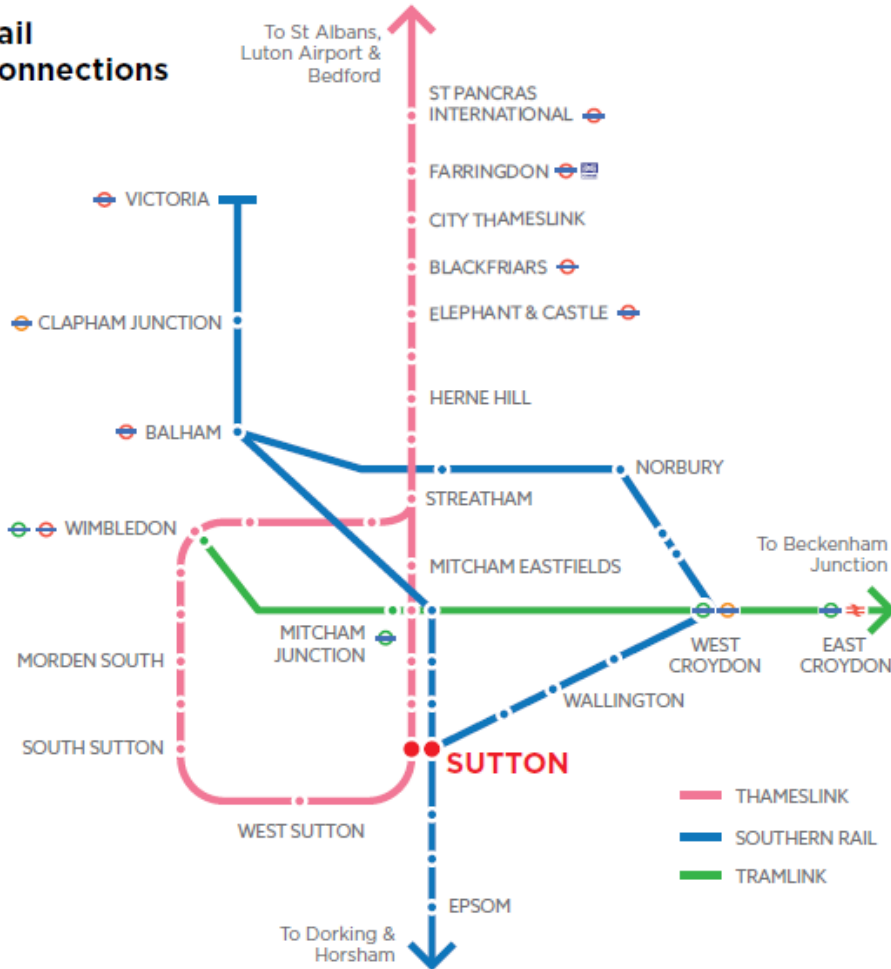
The premises offer open-plan accommodation over ground and first floors, which has been refurbished to a high specification throughout. In addition, there are four parking spaces in the basement car park.

## 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



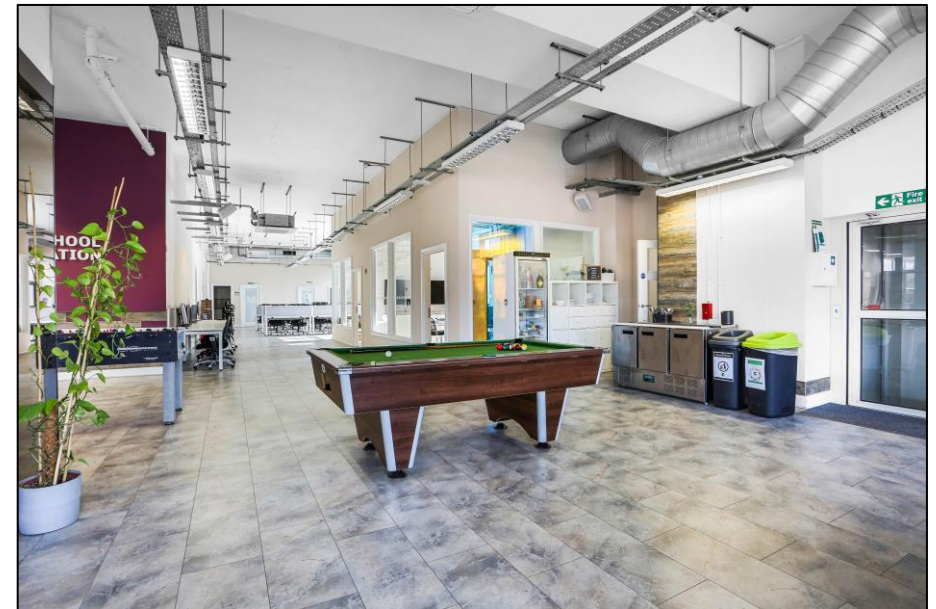
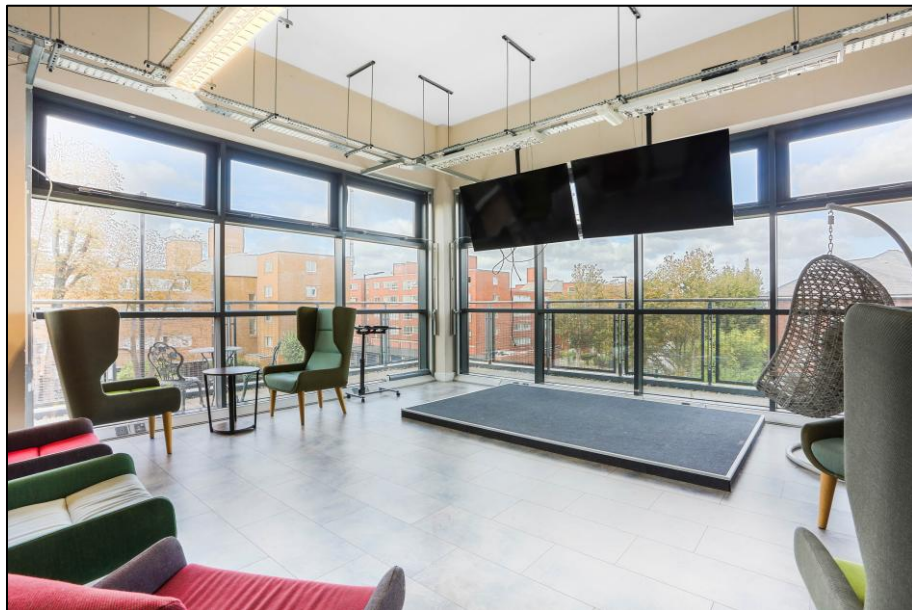
A217	0.8 miles
A3	5 miles
M23 (J8)	7 miles
M25 (J8)	8.5 miles

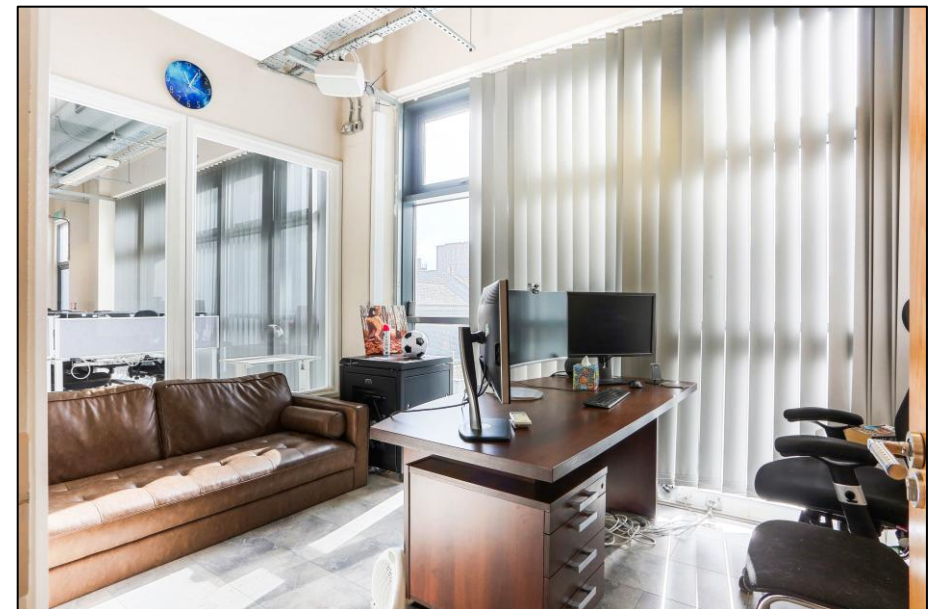
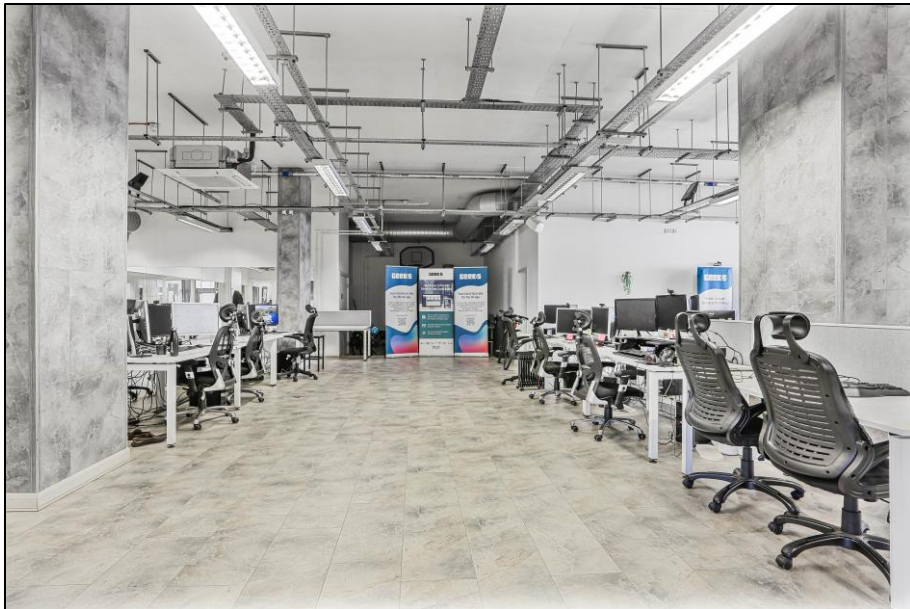
## Journey Time

(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



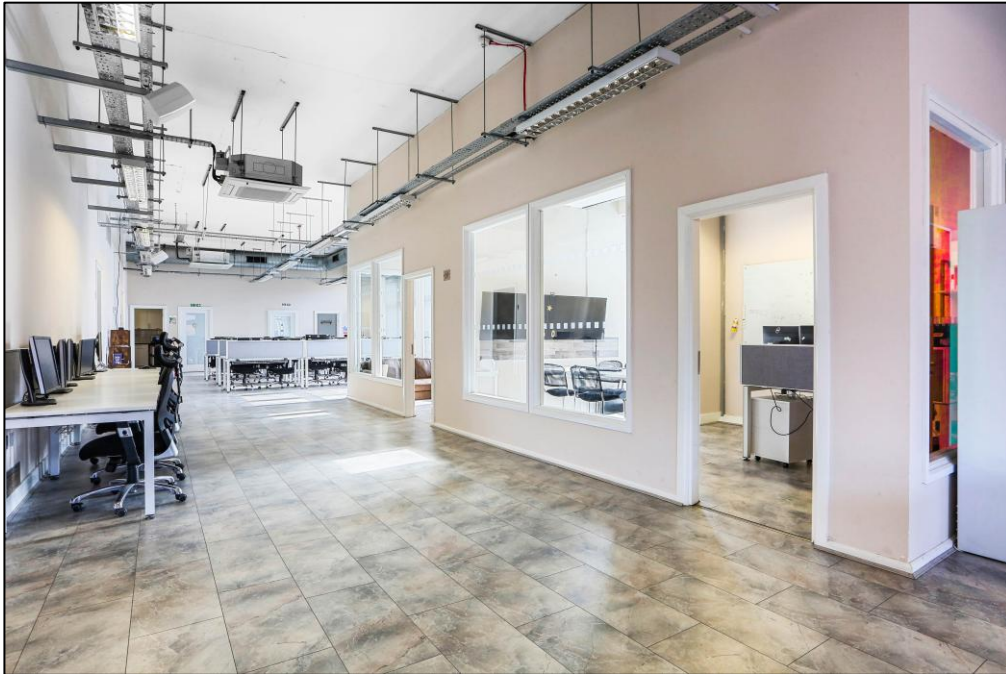


## Accommodation

The property comprises the following approximate floor areas:

	Sq ft	Sq m
Ground Floor	6,718	624.09
First Floor	6,516	605.36
<b>Total Internal Area</b>	<b>13,234</b>	<b>1,229.45</b>

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

For further details, please [click here](#).

## Data Room

Further information relating to this opportunity is available within the [Data Room](#).

## Terms

The premises are held on a Lease of 125 years from 03/11/2008, subject to an annual rent of £100. Our Client is seeking to sell their long Leasehold interest, with vacant possession.

## Guide Price

£2,300,000 for the long Leasehold interest.

## Business Rates

According to the Government website the property has a 2023 Rateable Value for the Ground Floor of £103,000 and First Floor £113,000. With effect from 01/04/2026, the Rateable Values will be £119,000 and £131,000 for the ground and first floors respectively.

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

## Planning

The ground and first floors currently benefit from Class E (Office and Gym) consent.

## VAT

The property is not elected for VAT.

## EPC

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

## Legal Costs

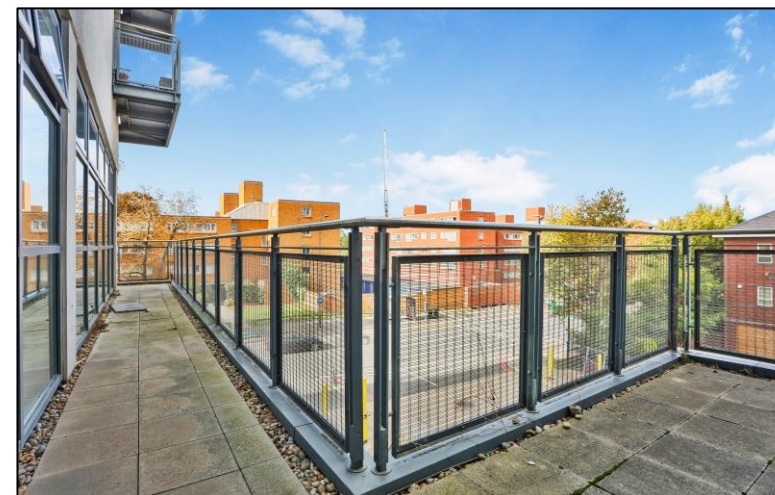
Each party is to be responsible for their own legal costs incurred in this matter.

## Contact - Sole Agents:



Morgan Pérez  
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Paul Harwood  
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