



GROUND FLOOR OFFICE SUITE WITHIN A PRESTIGIOUS CHARACTER BUILDING - TO LET

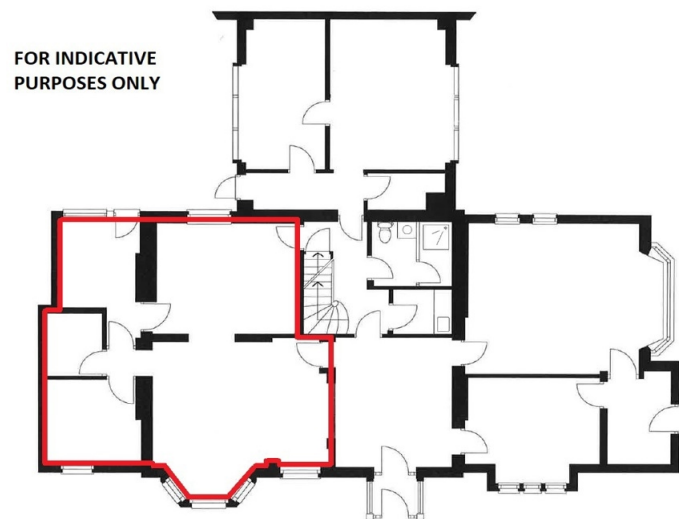
- 712 Sq Ft (66.14 Sq M)
- £22,750 per annum exclusive

Suite 1, Salatin House, 19 Cedar Road, Sutton, Surrey SM2 5DA

Key Features

- Suspended Ceilings with Cat II luminaires
- Video Entryphone System
- Gas Fired Central Heating
- 24 Hour Access
- 3 Phase Power
- Barrier Controlled Car Park
- Shared Ladies/Gents WC/Shower facilities
- Demised Kitchen Facilities
- Demised 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

A unique property thought to have been built originally in 1860, comprising a three-storey building of traditional brick construction under a pitched slate covered roof with on-site parking to the front and side. The subject office suite is situated at the front of the building.

Location

Salatin House is located on the Northern side of Cedar Road, midway between Brighton Road and Langley Park Road. This is a preferred office location, being within five minutes' walk of Sutton Mainline BR Station, the Town's shopping and restaurant facilities.

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, 10 miles north of Reigate and 7 miles south-east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

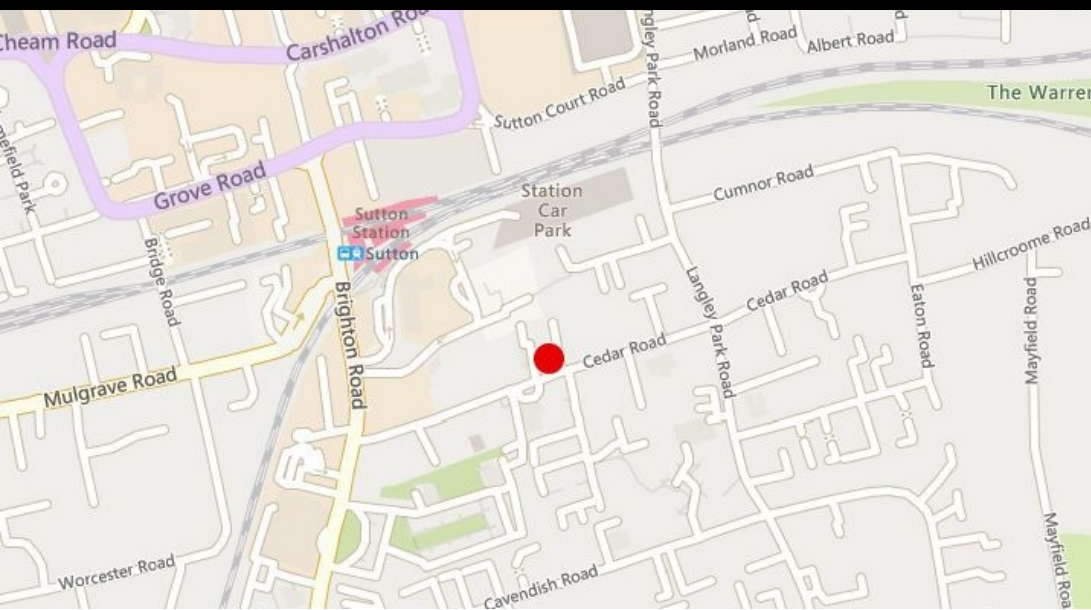
Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Suite 1	712	66.14
Total Net Internal Floor Area	712 Sq Ft	66.14 Sq M

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



Terms

The office suite is available on a new Internal Repairing and Insuring Lease for a term to be agreed, to be held outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (as amended) Part II.

Rent

£22,750 per annum exclusive

VAT

The premises have been elected for VAT.

Rates

According to the Government website the property has a 2023 Rateable Value of £9,600. NB: The rates actually payable may be subject to transitional relief.

EPC

The EPC rating for this property is D (81).

Service Charge

Details upon application

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents.:



Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

SPECIAL NOTE: Centro plc has an interest in the Freehold of the property

