



OPEN PLAN OFFICES WITH ON-SITE PARKING

- 2,000 Sq Ft (185.8 Sq M)
- £33,000 per annum exclusive

BTS House, Suite 1A, Manor Road, Wallington, Surrey SM6 0DD

Key Features

- Self-contained office suite
- Passenger lift to all floors
- Demountable partitioning
- Gas fired central heating
- Suspended ceilings with integral lighting
- Raised floors
- Shared Kitchenette facilities
- Shared ladies/gents WC facilities
- 4 Allocated on-site car parking

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 four-storey office building is of traditional brick construction beneath a flat roof.

There is a private car park to the rear of the building, accessed off Clifton Road, with additional car parking in the local vicinity.

Location

BTS House is prominently located on Manor Road at the junction with Clifton Road and within walking distance of Wallington Town Centre and Wallington BR Station.

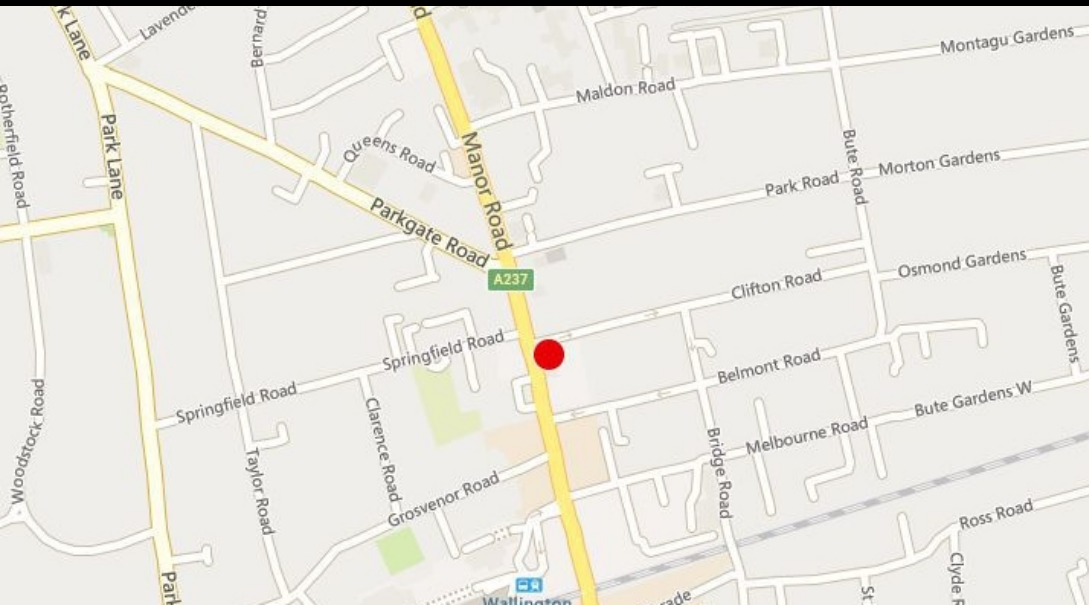
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Suite 1A	2,000	185.8
Total Net Internal Floor Area	2,000 Sq Ft	185.8 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 premises are available to let on a new effective Full Repairing and Insuring Lease for a term to be agreed.

Rent

The commencing rental is £33,000 per annum exclusive.

VAT

The property has not been elected for VAT.

EPC

The EPC rating for this property is D (86).

Service Charge

This is currently estimated to be £11.29 per sq ft, is reviewed annually and includes:

- Electricity
- Gas/heating
- Maintenance/upkeep/cleaning of common parts
- Refuse disposal
- Water rates/sanitisation
- Business rates
- Building insurance
- Washroom servicing
- Lift maintenance and insurance
- Fire protection (alarm and extinguishers)
- Entryphone to front door
- Access control (front and rear doors)

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez
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Paul Harwood
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