



**SHW**

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,456 SQ FT (135.26 SQ M)**

**Unit 1c, Sutton Business Park, Restmor Way, Wallington, Surrey, SM6 7AH**

**DESCRIPTION**

Sutton Business Park offers a range of light industrial warehouse buildings and office/studio accommodation. The Estate contains industrial units at ground and upper floor levels ranging in size from 100 sq ft to 11,500 sq ft, and benefits from 24 hour security, CCTV and an on-site management and facilities team.

**LOCATION**

Sutton Business Park is located in South London approximately 10.5 miles south of Central London and approximately 3 miles east of Croydon.

The property is situated on Restmor Way, off Hackbridge Road. Just 0.5 miles away, Hackbridge Rail Station is within 25 minutes of London Victoria and one stop away from tram services to Wimbledon and East Croydon. Located close to the A23, nearby road networks provide good access to both Central London and the M23/M25 motorway network to the south.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Warehouse	1,456	135.26

**AMENITIES**

- Clear internal height - 2.46m
- Ideal for a small workshop or studio
- 24x7 access
- 3 phase power
- CCTV
- Energy efficient lighting
- Kitchenette
- WC
- Parking

**RENT**

£1,667 per calendar month plus VAT.

**VAT**

VAT will be chargeable on the terms quoted.

**SERVICE CHARGE**

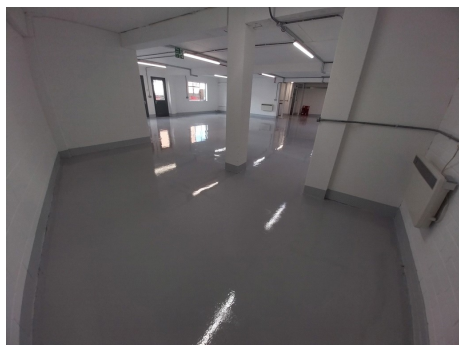
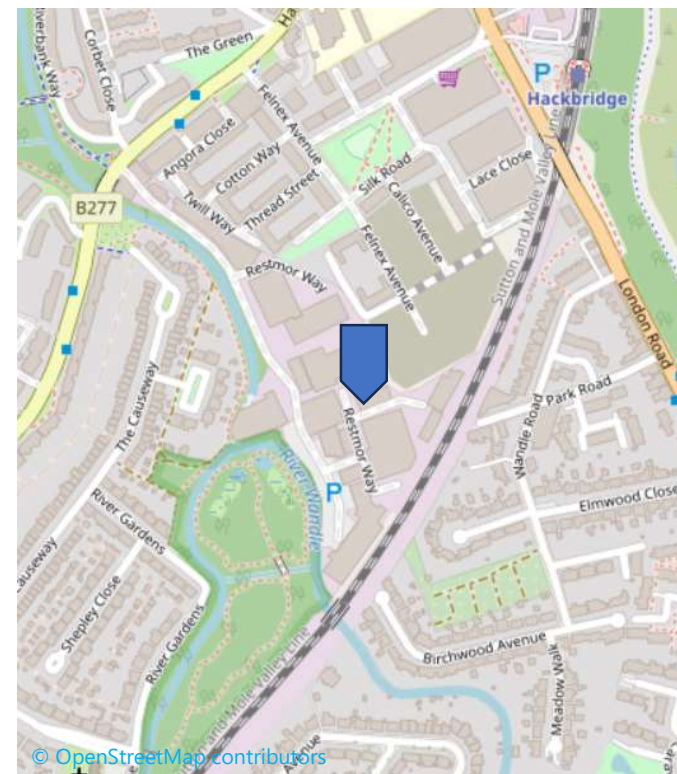
£8,299.20 pa. The service charge is inclusive of business rates.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 020 8662 2700**

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