

MAKING
PROPERTY
WORK

SHW

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Unit
5

Vehicle and
contents are
left at the
owner's risk

Reception

**WE ARE
MOVING!**
NEW ADDRESS:
102A MORDEN ROAD
CR4 4DA
WE LOOK FORWARD TO
WELCOMING YOU!

TO LET

INDUSTRIAL AND WAREHOUSE – 5,407 SQ FT (502.31 SQ M)
Unit 5, 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
Ground Floor Warehouse	4,907	455.86
1st Floor Office	500	46.45
TOTAL	5,407	502.31

AMENITIES

- To be fully refurbished
- Eaves 6.0m
- Apex 6.8m
- Two roller shutter loading doors
- Two-storey office space
- On-site car parking spaces
- WC

RENT

£78,000 per annum.

VAT

VAT will be chargeable on the terms quoted.

SERVICE CHARGE

£26,600 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.



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Photographs are pre-refurbishment. The unit is to be fully refurbished

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