

MAKING
PROPERTY
WORK

SHW

SHW.CO.UK



TO LET

OFFICE – 2,260 SQ FT (209.95 SQ M)

Office B26, Sutton Business Centre, 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
Office	2,260	209.95

AMENITIES

- Suspended ceilings
- Carpeting throughout
- Demountable partitioning
- Demised kitchen & WC facilities
- 24 hour gated security & CCTV
- On-site canteen
- Communal break out areas
- Allocated parking bay
- On-site visitors car park

RENT

£6,215 per calendar month inclusive of heating and utilities, service charge and business rates.

VAT

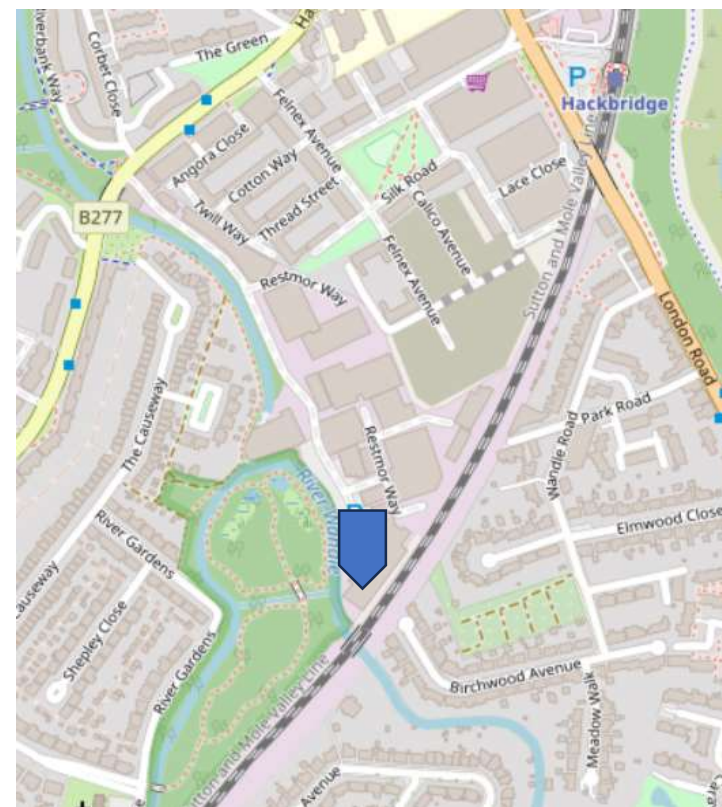
VAT will be chargeable on the terms quoted.

LEGAL COSTS

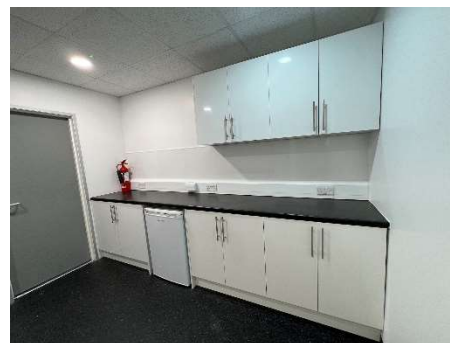
Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



© OpenStreetMap contributors



VIEWINGS – 020 8662 2700

James Griffiths
Alex Bond
Centro

t: 020 8662 2711
t: 020 8662 2730
t: 020 8401 1000

e: jgriffiths@shw.co.uk
e: abond@shw.co.uk



**MAKING
PROPERTY
WORK**