

FIRST AND SECOND FLOOR **OFFICE PREMISES** **TO LET**

IN A CONVENIENT LOCATION CLOSE TO SHOPS AND TRANSPORT FACILITIES

BEDDINGTON GARDENS WALLINGTON **SURREY**

LOCATION

The property is situated just off High Street Wallington and located above a secondary parade of shops. The property is conveniently placed for access to those shops and to the transport and shopping facilities of Wallington including Wallington SR Station. In addition to the above there is a public car park within only a few minutes walk. The property is in a residential catchment area.



DESCRIPTION

The property comprises a self-contained suite of offices on the first and second floor arranged as four individual offices with male and female WC's and separate street access.

ACCOMMODATION

Street door and access to

First Floor

Front Room	11.61m ²	125 ft ²
Rear Office	<u>23.68m²</u>	<u>255 ft²</u>
Total	<u>35.29m²</u>	<u>359 ft²</u>

Second Floor

Front Room	11.61m ²	125 ft ²
Rear Room	<u>23.68m²</u>	<u>255 ft²</u>
Total	<u>35.29m²</u>	<u>359 ft²</u>
Total Office Space	70.58m ²	718 ft ²

Kitchen Area

Male & Female WC's

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is available on a new lease on full repairing and insuring terms

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£8,000 (eight thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

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