

**UNIT 5, COPPERGATE MEWS, 103-107 BRIGHTON ROAD, SURBITON,
KT6 5NF**



SUMMARY

- **1,203 sq ft (111.80 sq m)**
- **Self-contained office building within gated courtyard scheme**
- **Close to Surbiton Railway Station & town centre**
- **To Let**
- **Rent: £33,500 per annum exclusive**
- **A new full repairing and insuring lease for a term by arrangement.**

AMENITIES

- **3 On-site car parking spaces**
- **ADT Alarm**
- **CAT V wiring throughout for voice & data**
- **Comfort cooling**
- **First & second floors: wood flooring**
- **Gas fired central heating**
- **Ground floor ceramic tiled**
- **VOIP phone system, if required**

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

Coppergate Mews is situated close to Surbiton Railway Station and town centre.

DESCRIPTION

A self-contained office building arranged over three floors in a quiet, gated courtyard setting.

ACCOMMODATION

EPC Rating: C-63

FLOOR	SIZE
Ground floor	381 sq ft (35.41 sq m)
First floor	422 sq ft (39.22 sq m)
Second floor	400 sq ft (37.17 sq m)
Total	1,203 sq ft (112 sq m)

LEASE

A new full repairing and insuring lease for a term by arrangement.

RENT

£33,500 per annum exclusive

RATES

The premises are listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Offices and Premises having a Rateable Value of £ 23,550 payable at 48p in the £ (UBR 2018/2019). The Rates payable for the year ending 31st March 2019 should be approximately £11,304.

VAT

VAT is applicable

SERVICE CHARGE

There will be a small service charge levied by the management company for the upkeep of the parking, access road and automatic gates.

VIEWING

Viewing strictly by prior appointment with the agent:

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