

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



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 / TERM

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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