

60-63 VICTORIA ROAD, SECOND FLOOR, SURBITON, KT6 4NQ



SUMMARY

- **2,586 sq ft (240.33 sq m)**
- **Town centre offices**
- **Available for immediate occupation**
- **Rent: £32,540 per annum exclusive**
- **Available on a new full repairing and insuring lease for a term by arrangement.**

AMENITIES

- **Aluminium Double glazed windows**
- **Cellular office and meeting rooms**
- **Fitted kitchen**
- **Male & female toilets**
- **Part LED lighting**
- **Suspended ceiling**

020 8547 0850

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

www.martincampbell.co.uk



LOCATION

On the South side of Victoria Road in the heart of Surbiton town centre, next door but one to Sainsbury's car park and a few minutes' walk from Surbiton Railway Station with regular services to London Waterloo (approximately 18 minutes). There are bus stops almost immediately outside the building providing excellent links to Kingston, Richmond and Putney.

DESCRIPTION

The entire second floor of a purpose-built office building originally providing open plan accommodation, which has been partitioned to provide a variety of cellular offices and meeting rooms plus a fitted kitchen and male and female toilets. Access is via a staircase directly from Victoria Road.

ACCOMMODATION

FLOOR	SIZE
2nd Floor Office	2,586 sq ft (240.33 sq m)
Total	2,586 sq ft (240 sq m)

LEASE / TERM

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

RENT

£32,540 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 £35,500 payable at 49.1p in the £ (UBR 2021/2022). The rates payable for the year ending 31st March 2022 should be £17,714.50, subject to any transitional relief. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is not applicable

SERVICE CHARGE

To be confirmed

EPC RATING

D-99

VIEWING

Viewing strictly by prior appointment with the agent:

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