



Helena House, 348-352 High Street, Sutton, Surrey SM1 1PU

Large Central Sutton Office Building to Let available as a whole or floor by floor with the benefit of on-site car parking and available in floors from 220m² to 1,900m²

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Rent – on application.

LOCATION: - The property is situated fronting Sutton High Street to the north of the town centre in a highly prominent position. The property is within walking distance of the very centre of Sutton, which provides a variety of leisure and shopping facilities and is also within walking distance of Sutton Common Station and numerous bus routes. Sutton's mainline station is to be found at the opposite end of the High Street. The property has good road links to surrounding areas with the A217 being just a short drive away which gives links southwards towards the M25 and the motorway network. Sutton is a densely populated town and wider environment making the building an ideal location for a variety of businesses.

DESCRIPTION: - The property comprises a purpose built office building arranged over ground and five upper floors. The property is serviced by a central core staircase and passenger lift providing access to all floors. The property has extensive glazing to the front and rear ensuring excellent natural light and the property is currently arranged as a mixture of open plan floors and others with cellular offices. There is forecourt parking and further parking to the rear provides an additional 25 car parking spaces plus a disabled car parking space.

The property is considered ideal for a small headquarters, but would also lend itself to individual letting of floors for smaller or satellite operations.

The property currently benefits from central heating and part air conditioning and the owners of the building are prepared to undertake a refurbishment subject to specific tenant requirements.

ACCOMMODATION:-

Ground floor	219m ²	(2,357ft ² approx.)
First floor	345m ²	(3,713ft ² approx.)
Second floor	345m ²	(3,713ft ² approx.)
Third floor	345m ²	(3,713ft ² approx.)
Fourth floor	345m ²	(3,713ft ² approx.)
Fifth floor	299.5m ²	(3,224ft ² approx.)
Total	1,898m²	(20,435ft² approx.)

Male & Female WC's at various levels within the building.

Externally

To the front of the property is a useful parking forecourt with access and egress. In addition, there is gated access via an undercroft to a rear dedicated car park which has a further independent accessway to the rear. common areas.

TENURE: -The property is offered by way of a new lease or leases, the length of which is to be negotiated. It should be noted that the building currently houses telecom aerials on the roof which are to remain in place and with the telecommunications companies requiring period access through the common areas.

USE/PLANNING: - We understand the property currently falls within Class B1 (Office) of the current use classes order and would suit a wide variety of businesses. Consideration will be given to alternate uses including D1 Medical subject to any necessary consents.

RENT: - An initial rent of £15 per ft² per annum exclusive is sought. Individual floors are therefore available from circa £36,000 per annum exclusive.

BUSINESS RATES: - The Commercial element of the property has a ratable value of £157,000. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC: - The property has a rating of 96 within Band D.

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

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