



106A Stafford Road, Wallington, SM6 9AY

Detached office building with parking to let

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106A Stafford Road, Wallington, Surrey, SM6 9AY

£45,000 Per Annum Exclusive With Possible Income From A Sub-Tenant

LOCATION: - The property is located in a quiet position to the rear of Stafford Road with access directly from Stafford Road, near Wallington in Surrey. Stafford Road is a main link road between Wallington and Croydon and is a busy thoroughfare and bus route providing good links to surrounding areas. The property itself is set back from Stafford Road via a driveway which is shared with other occupiers. The subject property is one of two on the site, each of which has dedicated parking. There is further short term parking available on Stafford Road itself and unrestricted parking in nearby side roads.

DESCRIPTION: - The property comprises a two storey detached office building, most recently occupied by an engineering business but considered suitable for a variety of operations. The property has good natural light with windows front and rear, central heating and partial air conditioning (not tested) and a suspended ceiling. The ground floor is arranged as a number of individual partitioned rooms together with male and female WCs and a staffroom. The first floor is entirely open plan, and therefore the building offers extremely flexible accommodation.

There is an opportunity for an incoming tenant to take on a sub-tenant in part of the ground floor, which would reduce the costs of occupation.

ACCOMMODATION:

Ground Floor 103.47m² (1114ft²) approx. arranged as main reception and five private offices
First Floor 117.86m² (1269ft²) approx. arranged as open plan office accommodation.

Male and female WCs and kitchen / staffroom at ground floor

Externally

Dedicated yard area providing parking for six to seven cars.

USE/PLANNING: - The property has most recently been used as an office building and we consider that the property will now fall within Class E of the latest Town and Country Planning (Use Classes) Order. Such a category covers office occupiers but would also potentially be suitable for medical / quasi medical occupiers or other similar uses.

RENT/PRICE: - An initial rent of £45,000 per annum exclusive is sought.

TENURE: - The property is to be offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated. It should be noted that there is the possibility of an incoming tenant benefitting from the presence of a ready-made sub-tenant within three ground floor rooms totaling 52.19m² (562ft²) approx. plus two car parking spaces. The three rooms concerned will be at ground floor and the proposed sub-tenant would have the benefit of access to the WCs and kitchenette facilities.

Parties interested in the prospect of taking on a sub-tenant should engage with the letting agents to discuss the details.

BUSINESS RATES: - The property has a ratable value of £24,750. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned but the previous rating was 81 within D. This rating will be updated upon receipt.

VAT: - We are advised by the landlord that no VAT is payable.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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