

# COMMERCIAL PROPERTY

## 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR OFFICES

### TO LET

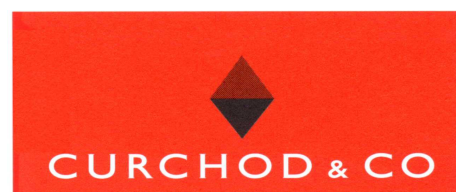
1,630 sq ft (151.43 sq m)



## 2-8 MARSHALL'S ROAD, SUTTON, SURREY, SM1 4DU

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS  
LAND PROPERTY &  
CONSTRUCTION CONSULTANTS  
Portmore House  
54 Church Street Weybridge  
Surrey KT13 8DP

<b>Location:</b>	<b>Terms: (subject to contract)</b>												
The premises are situated in a prominent location on Marshall's Road close to the High Street. Marshall's Road is part of the Sutton one way system and the property benefits from good visibility from passing motorists and is proximity to the North end of the pedestrianised High Street close to Asda.	The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will be contracted out of the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954. (Part II) as amended.												
<b>Description:</b>	<b>Rent:</b>												
The premises are arranged into four separate office areas over the first and second floor of the building. The premises benefits from kitchenette and WC facilities at first floor level and shower facilities at second floor level.	£24,500 per annum exclusive.												
<b>Accommodation:</b>	<b>Legal Costs/VAT:</b>												
<p>The property has been measured on the basis of net internal areas and the approximate areas are as follows:-</p> <table border="1" data-bbox="87 1070 740 1420"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>First Floor Offices</td> <td>787</td> <td>73.11</td> </tr> <tr> <td>Second Floor Offices</td> <td>843</td> <td>78.31</td> </tr> <tr> <td><b>Total</b></td> <td><b>1,630</b></td> <td><b>151.42</b></td> </tr> </tbody> </table>		sq ft	sq m	First Floor Offices	787	73.11	Second Floor Offices	843	78.31	<b>Total</b>	<b>1,630</b>	<b>151.42</b>	<p>Each party to be responsible for their own legal costs incurred in this transaction.</p> <p>VAT may be charged at the prevailing rate.</p>
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First Floor Offices	787	73.11											
Second Floor Offices	843	78.31											
<b>Total</b>	<b>1,630</b>	<b>151.42</b>											
<b>Business Rates:</b>	<b>Viewing &amp; Further Information:</b>												
Upon application.	<p>Strictly by appointment through sole agents.</p> <div data-bbox="810 1272 1410 1671" style="text-align: center;">  <p><b>CURCHOD &amp; CO</b></p> <p><b>01932 823614</b></p> </div> <p>ioswin@curchodandco.com  dgawne@curchodandco.com  rnewsam@curchodandco.com  www.curchodandco.com</p>												

**SUBJECT TO CONTRACT**