



# SUPERB AIR CONDITIONED OFFICES

With on site parking

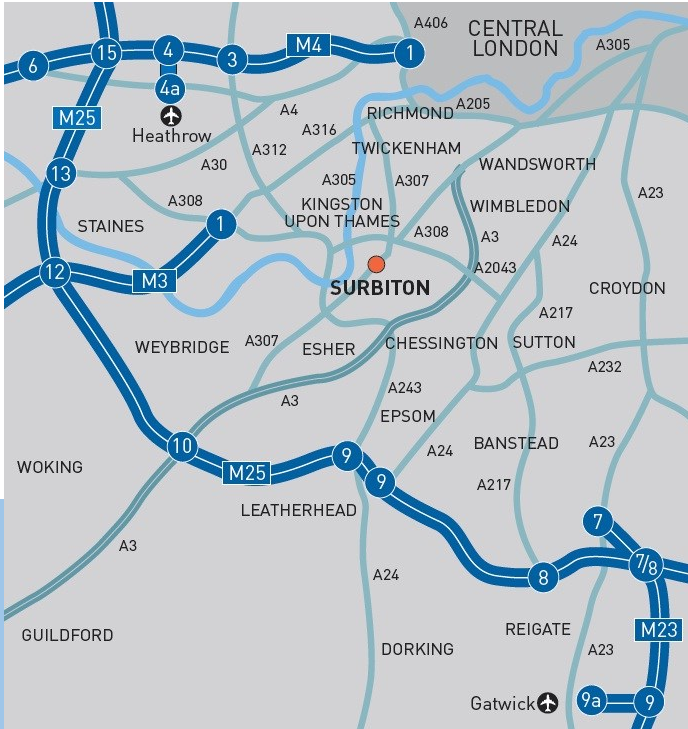
Close to Mainline Station

FROM 2,710 sq ft, 5,460 sq ft - 8,170 SQ FT (251, 507.2 - 759 SQ M)

# TO LET



**NO 1 THE CRESCENT, SURBITON, SURREY KT6 4BN**



**LOCATION**

No 1 The Crescent benefits from excellent prominence adjacent to Waitrose supermarket, overlooking an attractive park and is centrally located close to the junction of Victoria Road, St Mark's Hill and St James Road. The building is within 100 metres of Surbiton main line station which provides a fast and frequent rail service to London Waterloo (approximate journey time 18 minutes) with on average 7 trains per hour. Surbiton provides excellent amenities and has a wide array of shops, bars, restaurants and riverside pubs.

The A3 Kingston bypass is within 2 miles offering a direct link to Central London to the north and junction 10 of the M25 to the south.

**Communications**

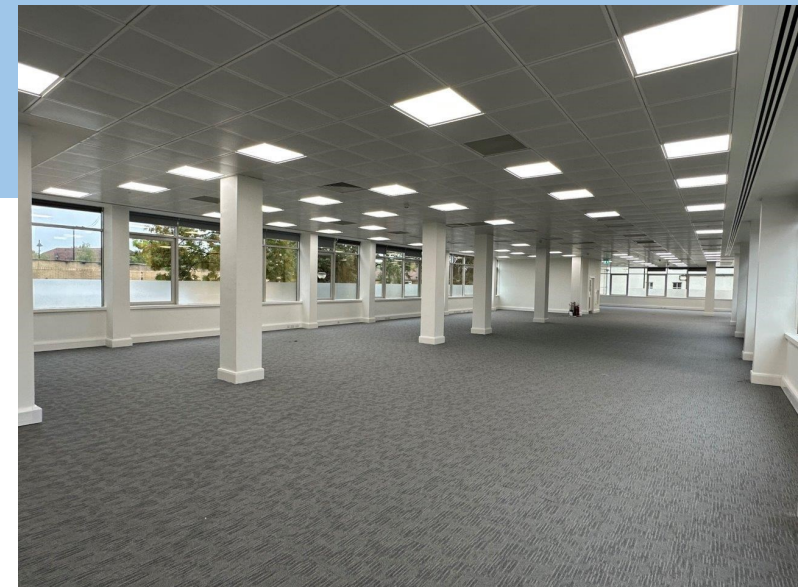
**By Road**

Kingston	1.5 miles
A3	1.75 miles
M3	7 miles
M25	11 miles
Central London	12 miles
Heathrow airport	13 miles
Gatwick airport	26 miles

**By Rail**

Wimbledon	7 mins
Clapham Junction	15 mins
Woking	15 mins
London Waterloo	18 mins
Guildford	33 mins

Journey times and travelling distances are approximate





## DESCRIPTION

The accommodation comprises two fully open plan wings of the ground floor and a further wing on the 2nd floor of this striking four storey office building. The wings all provide high quality Grade A offices with VRF air conditioning, having all just been refurbished with new LED lighting and new carpeting throughout.

## AMENITIES

- ◆ Good floor to ceiling height of 3.10m
- ◆ Ceiling mounted VRF air conditioning
- ◆ Suspended ceilings with new LED lighting
- ◆ Perimeter and some under floor trunking for computer networks
- ◆ New carpet tiles throughout
- ◆ Impressive manned main reception
- ◆ Male, female and disabled WCs
- ◆ Shower facilities
- ◆ Bicycle racks
- ◆ On site parking
- ◆ EV charging points

## FLOOR AREAS

Net internal areas approx.

FLOOR	SQ FT	SQ M	PARKING	STATUS
2nd Floor Wing	2,800	260.1	2	Available
Ground Floor - Wing 1	2,710	251.8	2	Available
Ground Floor - Wing 2	5,460	507.2	4	Available
<b>Total</b>	<b>10,970</b>	<b>1,019.1</b>		

## TERMS

The offices are available on new FR&I leases for terms to be agreed.

## RENT

Upon application.

## RATES

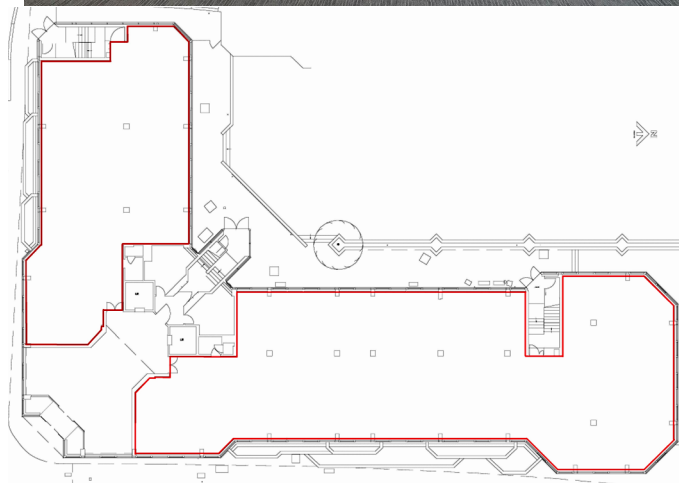
	2nd Floor	Gr Wing 1	Gr Wing 2
Rateable Value	tba	£66,500	£138,000
Rates Payable (23/24)	tba	£34,048	£ 70,656

## EPC

Rating: D (88)

## VAT

The building is elected for VAT.



## VIEWINGS

### No 1 The Crescent Surbiton Surrey KT6 4BN

For further information or to arrange an inspection please contact:

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Particulars updated 30/11/23

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