

TOWN CENTRE OFFICE BUILDING

WITH REDEVELOPMENT/PDR REFURBISHMENT POTENTIAL

4,455 SQ FT (413 SQ M) APPROX WITH 12 CAR SPACES

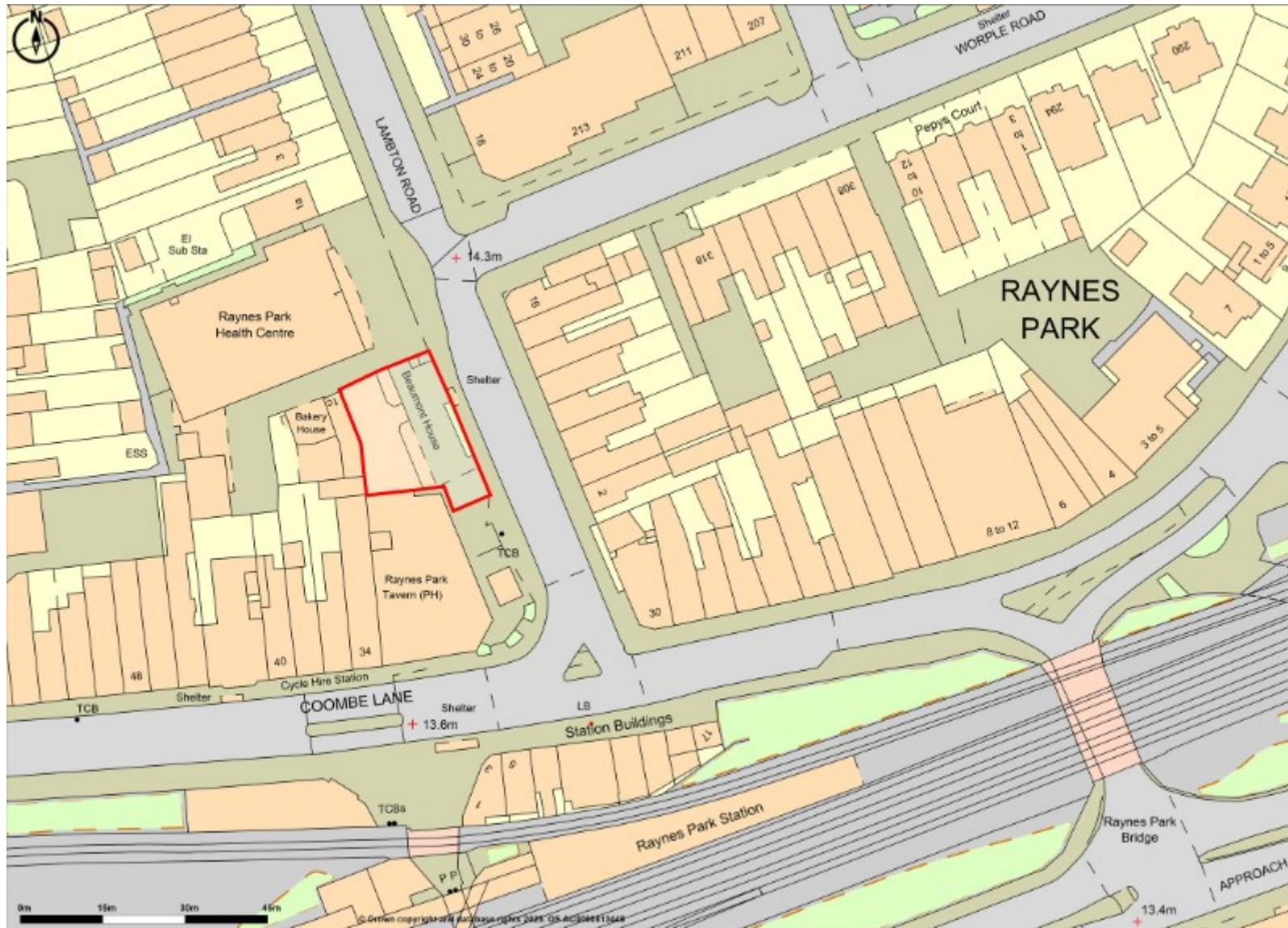
**FREEHOLD
FOR SALE**



BEAUMONT HOUSE, LAMBTON ROAD, RAYNES PARK SW20 0LW



SITE PLAN



The property comprises an approximate site area of 461.99 m² / 4,972.98 sq ft / 0.11 acres



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LOCATION

Beaumont House is located in Raynes Park town centre within 100 yards of the mainline railway station, which offers a frequent service to central London (Waterloo approximately 20 minutes journey time). There is a wide range of restaurants, shopping and banking facilities nearby.

The A3 Kingston by-pass is within a mile of the building offering a direct route to both central London and the M25 motorway (Junction 10).

DESCRIPTION

A self contained, modern 3 storey office building with allocated parking in front of the building. There is a central staircase and passenger lift in the central core which serves all 3 floors.

Male and female toilets are situated on the half landings and a disabled WC at first floor level. A riser cupboard and lift motor room are situated on the ground floor with a boiler room in the roof void just above the second floor lobby.

The ground and first floor offices have recently been refurbished with new carpets, LED lighting and tea points.

ACCOMMODATION

The suites comprise the following approximate floor areas:

Second Floor North	548 sq ft	51.0 sq m	Let outside the Act for £15,000 pa until 14 January 2028
Second Floor South	822 sq ft	76.3 sq m	Vacant
First Floor	1,678 sq ft	155.9 sq m	Vacant
Ground Floor	1,397 sq ft	129.8 sq m	Vacant
Total	4,445 sq ft	413 sq m	

AMENITIES

- Partially comfort cooled
- Gas fired central heating
- Suspended ceiling incorporating LED lighting to ground and first floors
- Double glazed windows
- Communal WCs
- Passenger lift
- Entry phone system
- 12 On-site parking spaces

REDEVELOPMENT / PDR REFURBISHMENT POTENTIAL

Beaumont House provides an exciting opportunity as a redevelopment or PDR refurbishment opportunity.

From our initial enquiries Beaumont House does not fall under a designated Article 4 location however, we would recommend for any interested parties to verify this by contacting Merton Borough Council.

Any redevelopment for the site would be subject to a planning application.

RATES

2025/26	2nd Flr N.	2nd Flr S.	1st Flr	Ground Flr
Rateable Value	£10,250	£16,750	£32,000	£26,250
Rates Payable	£5,114.75	£8,358.25	£15,968	£13,098.75

We recommend you verify these figures with Merton Borough Council.



Ground Floor Small Wing



Second Floor Office Large Wing

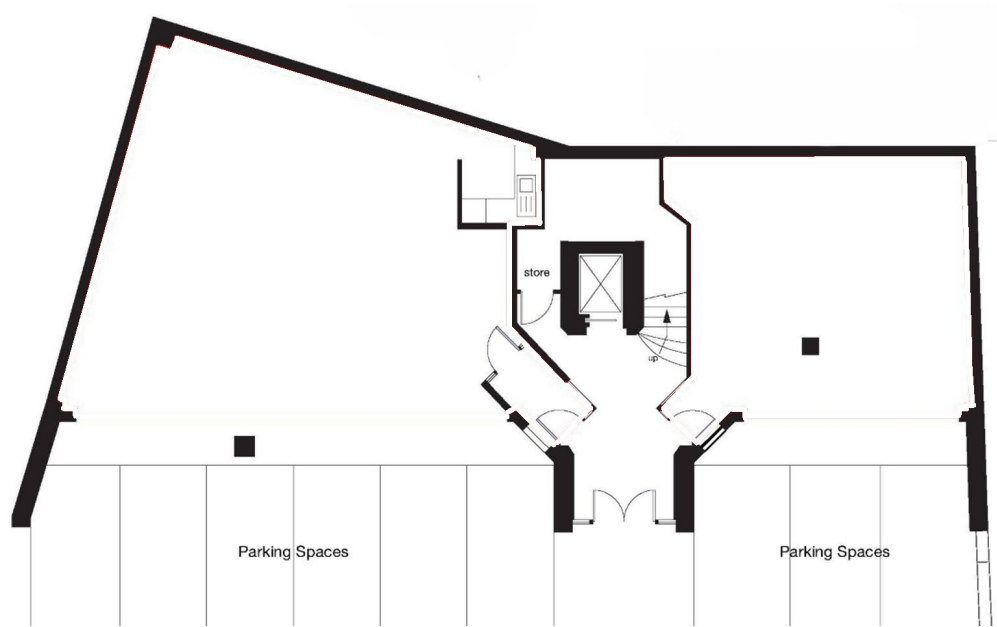


First Floor



Ground Floor Large Wing

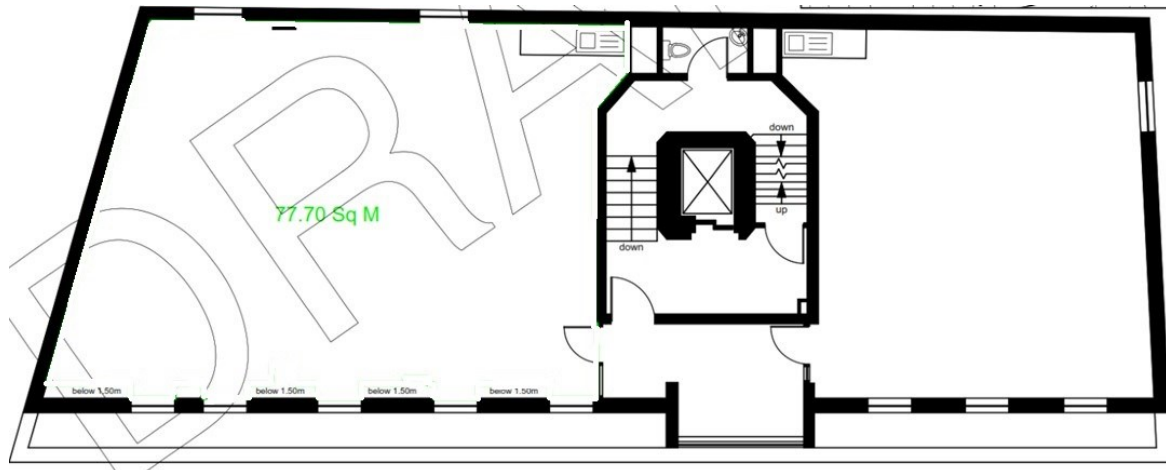
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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FURTHER INFORMATION

TENURE

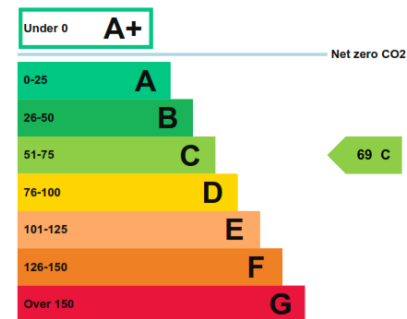
Freehold

VAT

The property is elected for VAT and VAT will therefore be payable on the purchase price.

EPC

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

ANTI-MONEY LAUNDERING

The purchaser will need to satisfy both the vendor's and Cattaneo Commercial's Anti Money Laundering policies.

VIEWINGS

Inspections of the property are strictly by prior appointment only via Cattaneo Commercial Ltd as the sole agent. Details of viewing days will be arranged with dates and times upon request. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£1,350,000** (One Million Three Hundred Thousand Pounds) subject to contract and the current lease held on the Second Floor North Wing.

EXISTING TENANCY

The Second Floor North Wing is let to Accountants R Us Limited for a term of 5 years from the 15th January 2023, expiring on 14th January 2028 at an annual rent of £15,000 per annum exclusive.

This suite is held on an effectively full repairing & insuring lease by way of a service charge and is contracted outside of the Security of Tenure provisions (Sections 24-28) of the Landlord & Tenant Act, 1954, Part II, as amended. The lease provides the tenant with use of 2 on site car parking spaces.



For further information or to arrange a viewing please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

Particulars updated 23.04.25