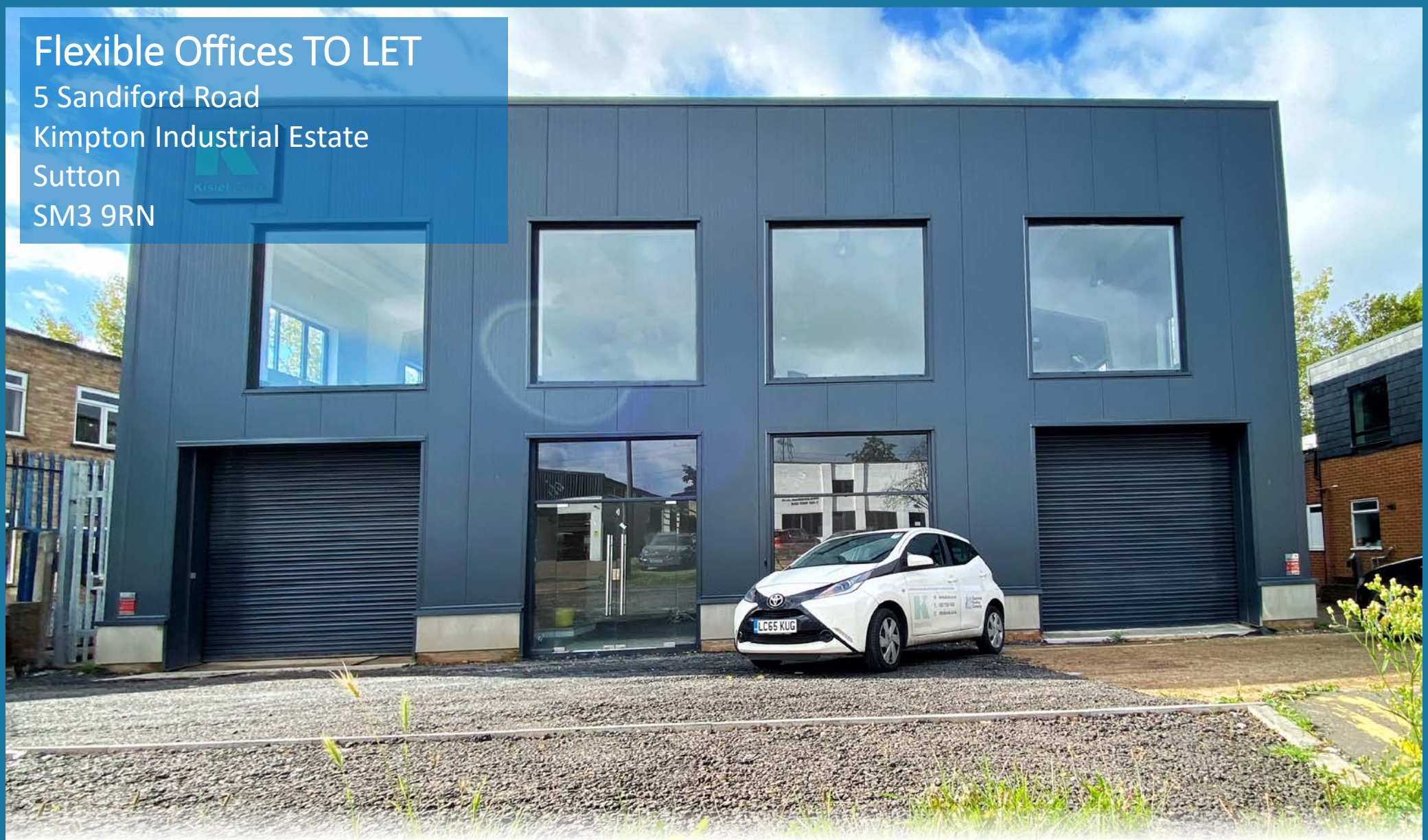


Flexible Offices TO LET

5 Sandiford Road
Kimpton Industrial Estate
Sutton
SM3 9RN



Various Suites Available On Flexible Terms



PROFESSIONAL PROPERTY PEOPLE



LOCATION

The property is located on the Kimpton Industrial Estate, just off Kimpton Road, approximately mid-way between Cheam and Rosehill. The A217 is in close proximity and provides direct access to Junction 8 of the M25 to the south and Central London to the north via the A24. Sutton Common Tain station is approximately 1 mile to the east.

DESCRIPTION

The subject property comprises a suite of recently refurbished first floor office suites.

ACCOMMODATION

Office 9:	226 sq. ft. (21.00 sq. m.)
Office 11:	226 sq. ft. (21.00 sq. m.)
Total:	452 sq. ft. (42.00 sq. m.)

AMENITIES

- Popular industrial estate with good access to A217
- Recently refurbished offices
- Parking available on a first come first served basis
- Shared kitchen and break-out areas
- Shared meeting space

TENURE

Flexible leases available on terms to be agreed.

RENT

£12,000 per annum inclusive per office.

EPC

Band C (60).

RATES

2023 List Rateable Value : TBA

UBR : 2025/26 £0.499P in £.

Source : VOA website.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

FLEXIBLE OFFICES TO LET

5 Sandiford Road
Kimpton Industrial Park
Sutton SM3 9RN

VIEWING

Strictly by appointment
Andrew Scott Robertson Commercial
Contact: **Stewart Rolfe**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

**Rent: £12,000 per annum inclusive
Per Office**

Quinton Scott Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



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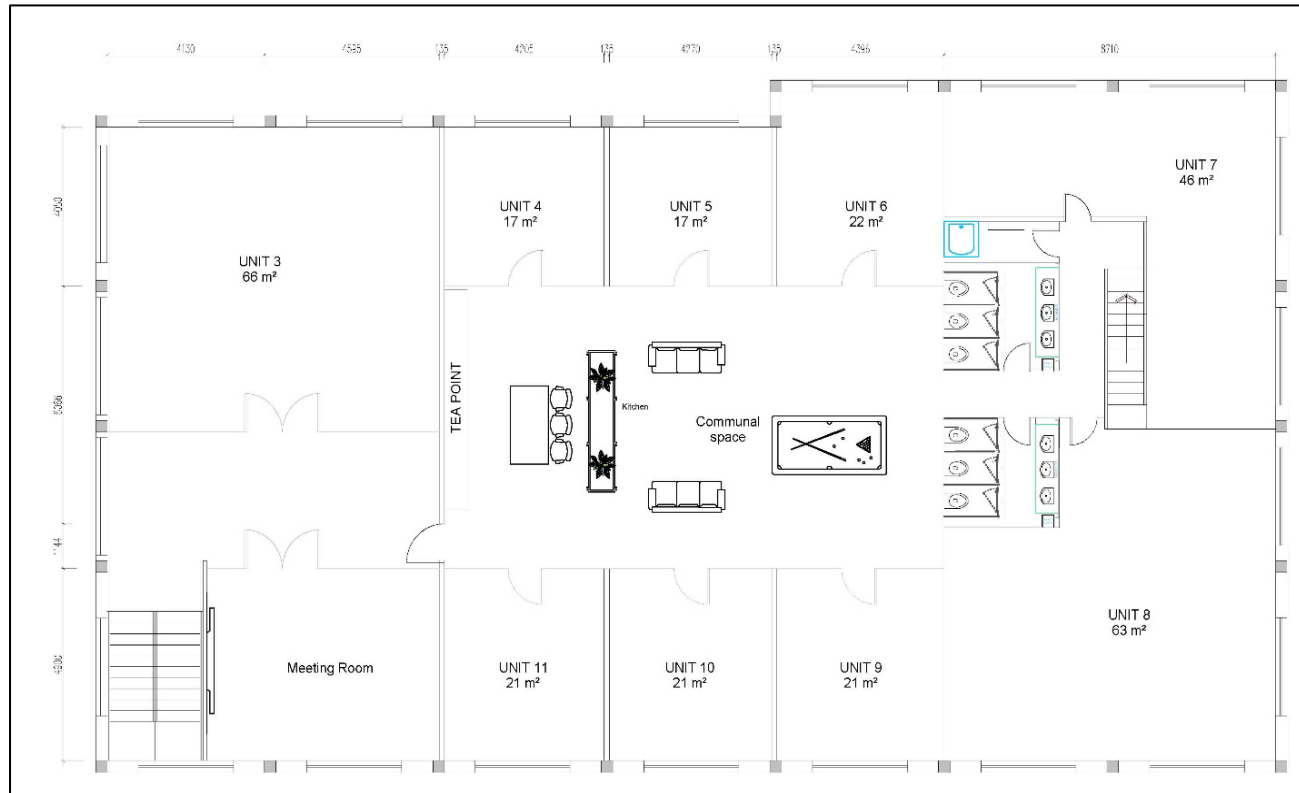
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FIRST FLOOR PLAN



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