



SELF CONTAINED OFFICE SUITE TO LET

1361 SQ FT (126.4 SQ M)



**30 HIGH STREET,
SUTTON, SURREY. SM11HF**

The Gate House, 51 High Street, Hampton Hill, Middlesex TW12 1NH

T: 020 8783 9400 F: 020 8783 9495 E: nl@bakercommercial.co.uk W: Bakercommercial.co.uk

LOCATION

The property is located in the town centre on the East side of the High Street and between Bank Mews. Sutton mainline rail station is 5 minutes walk from the property. The A232 has bus routes to and from Carshalton and Cheam.

DESCRIPTION

The property is arranged over three floors - from the 1st to 3rd The property benefits from front and rear access via service road – Bank Mews and 2 car parking places.

ACCOMMODATION

First floor:	492 sq ft (45.7 sq m)
Second floor:	403 sq ft (37.4 sq m)
Second floor kitchen:	65 sq ft (6.0 sq m)
Third floor:	401 sq ft (37.3 sq m)

TENURE

Available on a new full repairing and insuring lease, for a term of 15 years, subject to 5 yearly upward only rent reviews.

TERMS

Commencing rent is £21,000 per annum, exclusive of rates.

LEGAL COSTS

The ingoing tenant will be responsible for both parties' reasonable legal costs in this transaction.

RATES

TBA

VIEWING

Strictly through sole agents **BAKER COMMERCIAL**