



OFFICES TO LET

**HS HUGGINS STUART
EDWARDS**

**2nd Floor Hillcrest House, 51a Woodcote Road,
Wallington, SM6 0LT
£12,000 PER ANNUM EXCLUSIVE**

Hillcrest House,
51a Woodcote Road, Wallington, SM6 0LT

TO LET

Approx 826 sqft (76.7 sqm)

DESCRIPTION

Well-presented offices on Woodcote Road in the centre of Wallington with parking and within easy walking distance of the station. The centrally heated offices are accessed via a secure common entrance and comprises a mix of open plan space and two private offices/meeting rooms, plus a kitchen and male and female WCs. The offices benefit from two private parking spaces and are set to undergo refurbishment and redecoration.

2 nd Floor Offices	826 sqft	76.7 sqm
-------------------------------	----------	----------

USE

Class E (Commercial Office & Service).

RENT

£12,000 per annum exclusive.

LEASE

New lease, terms to be agreed.

LOCATION

The offices are less than 5 minutes walk from Wallington Station which provides Southern Railway services to Epsom, Sutton, and London Victoria (fastest journey time 36 minutes). Situated in the town

centre there are numerous amenities available including café's restaurants and retail facilities. A Sainsbury's Superstore is immediately adjacent providing shopping and short-term parking options.

RATES

Rateable value: £6,000 (information taken from Valuation Office website). Non-domestic uniform rates payable at 49.9p in the £ (2022/2023)

EPC

New EPC in the course of preparation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102 & 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

January 2023

FOLIO NUMBER

30164 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk