



**OFFICES TO LET**

**HS EDWARDS**  
**HUGGINS STUART**

5-6 Chalice Close, Wallington, SM6 9RU  
£20,250 PER ANNUM EXCLUSIVE

5-6 Chalice Close, Wallington, SM6 9RU

## TO LET

Approx 1,348 sqft (125.24 sqm)

### DESCRIPTION

Rare opportunity to occupy well-presented modern offices situated in a quiet location just off Stafford Road in Wallington.

Arranged predominantly as open plan, though there are glazed partitions creating private spaces and a meeting room. The property is accessed via a private ground floor entrance. The offices benefit from air-conditioning, a kitchen area, LED Lighting, ample natural light, double glazed windows, laminate flooring, electric heating, male and female WCs and 1 allocated parking space.

1 <sup>st</sup> Floor Offices	1,348 sqft	125.24 sqm
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### RENT

£20,250 per annum exclusive

### LEASE

New lease available. Terms to be agreed.

### LOCATION

Chalice Close is situated just off Lavender Vale close to the junction with Stafford Road. The property is situated amongst a number of other commercial occupiers providing a variety of services and is well located for the amenities available on Stafford Road. There is ample

unrestricted parking available in the nearby residential roads. The nearest train station is Wallington which is less than 15 minutes walk away providing regular services to London Terminals (35 minutes)

### RATES

Rateable value: £13,500. Rates payable at 49.9p in the £ (2023/24).

### EPC

E-122

Virtual Tour Link:

[https://tour.giraffe360.com/eee87ef7882d4666990e32f111ef\\_e867/](https://tour.giraffe360.com/eee87ef7882d4666990e32f111ef_e867/)

### 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

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**DATE:** July 2023 **FOLIO NUMBER:** 30196

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

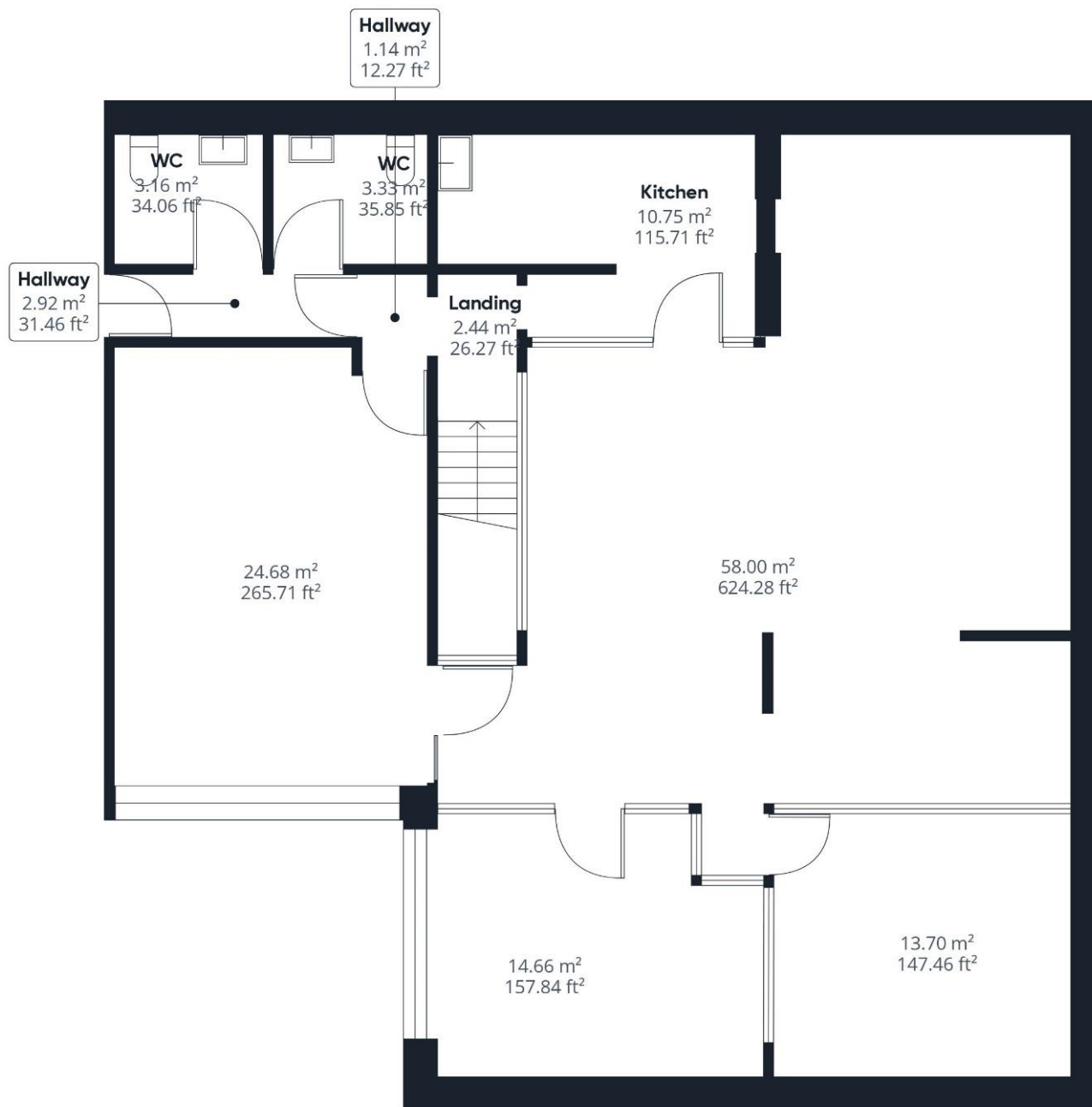
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**Approximate total area<sup>m</sup>**

134.79 m<sup>2</sup>

1450.91 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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