



**OFFICES TO LET**

**HS HUGGINS STUART  
EDWARDS**

**2nd Floor 46 Stafford Road, Wallington, SM6 9AY  
£1,215 PER CALENDAR MONTH**

2<sup>nd</sup> Floor, 46 Stafford Road, Wallington,  
SM6 9AY

## TO LET

Approx 520 sqft (48.31 sqm)

### DESCRIPTION

Modern air-conditioned offices situated on the second floor of prominent building on the corner of Stafford Road and Elgin Road. The offices are available on flexible inclusive terms and benefit from the use of shared facilities plus the use of one parking space.

Front Office	308 sqft	28.60 sqm
Rear Office	212 sqft	19.66 sqm
TOTAL	520 sqft	48.26 sqm

### LICENCE FEE

£1,215 per calendar month. Fee inclusive of business rates, utilities, cleaning, maintenance, meeting room and kitchen usage. Can be offered furnished or unfurnished. Telephone and internet costs are excluded but could be included subject to an additional fee to be agreed.

### LICENCE

Available on flexible 3- 6 month licences.

### LOCATION

Prominently situated on Stafford Road (B271), on the edge of Wallington town centre, close to Sainsbury's Supermarket and a few minutes' walk from the other

amenities of the town. Unrestricted roadside car parking is available in nearby residential roads.

Wallington train station is approximately 5-minutes walk, providing regular services to Epsom, Sutton, and London Victoria (fastest journey time 36 minutes). Additional connections are available at Clapham Junction, Norwood Junction and West Croydon. Wallington is within Travelcard Zone 5.

### 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](mailto:croydon@hsedwards.co.uk)

### DATE

August 2023

### FOLIO NUMBER

30199

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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

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KT18 7RG  
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