

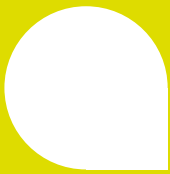


**QUADRANT
HOUSE
SUTTON**

**6,200 -
43,400 SQ FT
OFFICES**

**FLOORS 17, 18 & 19
NOW LET TO
CROWN AGENTS BANK
FLOORS 14, 15 & 16 UNDER OFFER**

**THE QUADRANT
SUTTON
SURREY
SM2 5AS**



QUADRANT
HOUSE

6,200 –
43,400
SQ FT



QUADRANT HOUSE, HEADQUARTERS OFFICES

Quadrant House comprises approximately 200,000 sq ft (18,600 sq m) NIA of office accommodation, arranged in two inter-connecting HQ towers, featuring one low rise tower and one high rise tower, with a podium link at ground and first floor levels.

The property is of a reinforced concrete frame construction with pre-cast concrete panel cladding, facing brickwork and tinted double glazed windows with aluminium frames to all elevations. The building is covered by a reinforced concrete roof with insulated asphalt.

The low rise tower comprises ground and 6 upper floors and the available space in the high rise tower comprises ground and 19 upper floors of office accommodation.

In circa 2005, the tenant implemented a comprehensive refurbishment at a total cost of approximately £6 million, which included a new entrance & reception area, air conditioning via Versatemp units with ducted fresh air, new lifts to the high rise tower and installation of a modern staff canteen, café and presentation theatre. Additionally, the tenant has a rolling annual maintenance programme.

The central courtyard has been in-filled with a contemporary tented steel frame structure to accommodate a meeting & coffee lounge area.



SPECIFICATION

Internally the property benefits from the following specification:

- Double height reception area
- Common Parts Refurbished
- Perimeter Versatemp heating and cooling system
- Suspended ceilings with recessed lighting
- Open plan offices
- Perimeter trunking
- Double glazed aluminium framed windows
- Male and female WCs
- Four 16 person passenger lifts within each of the high and low rise towers
- EPC rating E (111)

AVAILABLE FLOORS

AREAS

High rise tower floor	sq ft	sq m
19	LET TO Crown Agents Bank	
18	LET TO Crown Agents Bank	
17	LET TO Crown Agents Bank	
16	6,200	576
15	6,200	576
14	6,200	576
12	6,200	576
11	6,200	576
8	LET TO OHC&AT	
7	6,200	576
5	6,200	576
TOTAL	43,400	4,032

All floor areas are on a net internal basis in accordance with the RICS Code of Measuring Practice current edition.

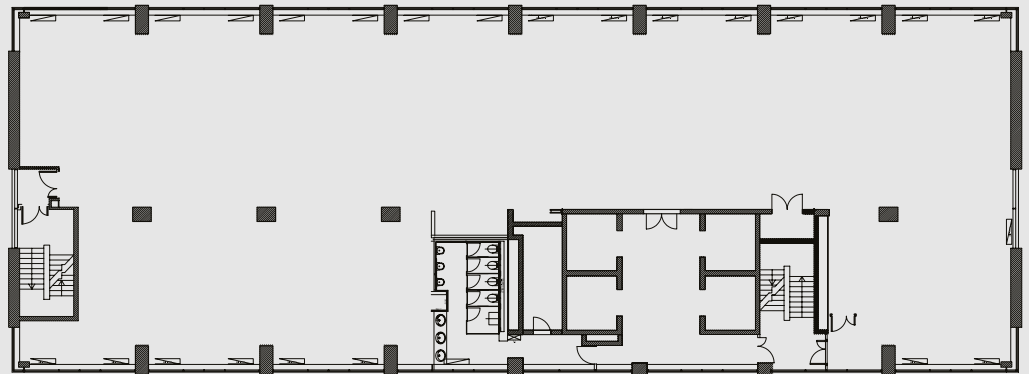
TERMS

The offices are available on new leases direct from the Head Lessor on terms to be agreed.

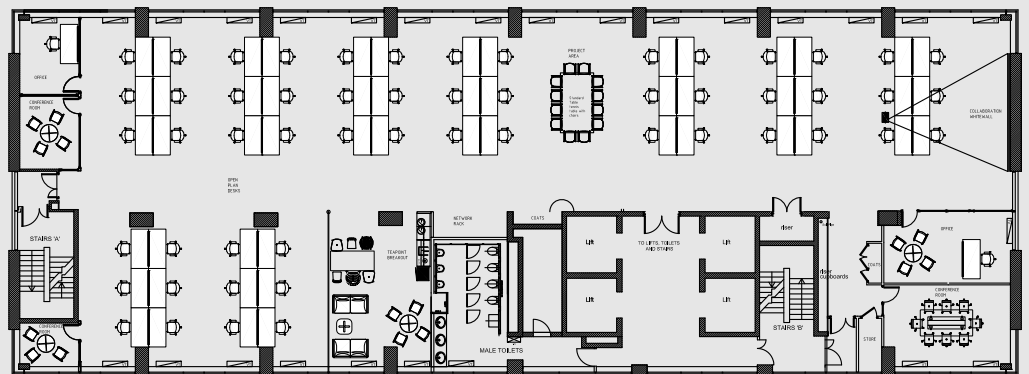
CAR PARKING

Car spaces are available at Gibson Road car park.

Typical high rise tower floor plan



Example fit out





SUTTON HIGH STREET
HOSTS THE MAJORITY
OF THE TOWN'S RETAIL
AMENITIES



IN THE HEART OF SUTTON TOWN CENTRE

Quadrant House occupies a prominent island site location within the heart of Sutton town centre, situated directly next to Sutton Railway Station.

The property is bordered by The Quadrant, which can be accessed directly from the train station's rear exit.

Sutton High Street, which hosts the majority of the town's retail amenities, is situated within a 2 minute walk from the property.

TOWN
CENTRE
2 MINS





LOCATION

Sutton is an affluent London suburb located in the London Borough of Sutton, approximately 12 miles (19.3 km) south of Central London, 5 miles (8 km) west of Croydon and 7 miles (11.3 km) south west of Kingston-upon-Thames.



COMMUNICATIONS

ROAD

Sutton benefits from excellent road communication links. The A24, A23 and A3 are all easily accessible and serve Junctions 7, 8 and 9 of the M25, which in turn connects to the UK's national motorway network. The A23 and A24 also provide access into Central London.

RAIL

Sutton is well served by rail, with regular high speed services linking the town with Central London, in turn providing access to London's Underground network. Sutton's Mainline Railway Station, namely Sutton (Surrey) is situated directly next to Quadrant House and provides fast and frequent services to London Victoria (14 trains per hour with a fastest journey time of 26 minutes).

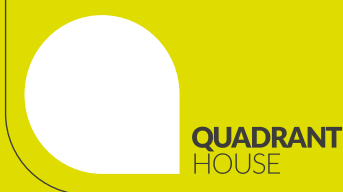
The Thameslink Sutton Rail Loop provides frequent services to Wimbledon, St Albans and Luton and stops in between through London Blackfriars and London St Pancras.



AIR

London Gatwick Airport is located 18.6 miles (30 km) south of the property, and is the UK's second busiest airport with over 39 million passengers a year, serving around 200 destinations in 90 countries worldwide.

London Heathrow airport is located 22 miles (37 km) to the north west, and is the world's third busiest airport with 84 airlines serving approximately 184 destinations.



QUADRANT HOUSE

The Quadrant
Sutton
Surrey
SM2 5AS



www.quadranthousesutton.co.uk



Vanessa Clark
T: 020 7494 9399
M: 07889 164772
E: vanessa@sinclairclark.co.uk
W: www.sinclairclark.co.uk



Kate Clark
T: 020 8283 2535
M: 07802 789702
E: kate.clark@eu.jll.com
W: www.jll.co.uk