\*Preliminary Details\*

To Let

Impressive Well Presented 6th Floor

Air Conditioned Town Centre Offices

631.91 sq m (6,802 sq ft)

Times House, Throwley Way, Sutton SM1 4AF

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| https://centro.agencypilot.com/store/property/358+1441.jpg |  |
| External | Existing Open Plan Office |

**Location:** Times House is located on the western side of Throwley Way, and forms part of the Times Square Shopping Centre Development, which is currently undergoing a refurbishment. The Office is conveniently located opposite the Times Square Car Park, and provides access to the High Street through the Shopping Centre.

Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south-west of central London, 5 miles west of Croydon, 10 miles north of Reigate and 7 miles south-east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

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| Existing Reception on 6th Floor | Existing Meeting Room |

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| Existing Boardroom | Existing Staff Room / Break-Out Area |

**Amenities:** The premises benefit from the following:

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| * Ground Floor Reception with Commissionaire * Entry Phone * Air Conditioning * Two Passenger Lifts * High Quality Demountable Partitioning * Suspended Ceilings * Boardrooms and Meeting Rooms | * Carpeting Throughout * Cat II Lighting * Gas Fired Heating * Good Natural Light * Fitted Kitchen * Staff Room / Break-out Area * Ladies/Gents/Disabled WC facilities |

The Times Square Car Park opposite the premises has 821 spaces, where parking permits are available via the Local Authority:

<https://www.sutton.gov.uk/info/200195/parking/1242/car_parks/5>

Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions or through the web site <http://www.leasingbusinesspremises.co.uk>.

**Terms:** The premises are available to let on a new effective Full Repairing and Insuring Lease for a term to be agreed.

**VAT:** The property has been elected for VAT.

**Rental:** Upon application.

**Rates:** According to the VOA website, the property has a Rateable Value of £60,000.

NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

**EPC:** The property has a current rating of D (78).

**Legal Costs:** Each party is to be responsible for their own costs in this transaction.

**Viewing:** Strictly by appointment through Joint Sole Agents

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**SatNav: SM1 4AF**