

SECOND FLOOR SUITE  
OF 4,700 SQ FT  
LET Q4 2024

# chanceryhouse

ST NICHOLAS WAY, SUTTON, SM1 1JB

[chancery-house.co.uk](http://chancery-house.co.uk)



- REFURBISHED AIR CONDITIONED OFFICES TO LET
  - 916 – 14,029 SQ FT (85 – 1,303 SQ M)
- FLEXIBLE RANGE OF OFFICES TO SUIT ALL REQUIREMENTS
  - ON SITE CAR PARKING
- ROBUST AND FAST FIBRE - 5 STAR EWAVE RATING
  - CYCLE STORAGE & SHOWERS
  - TOWN CENTRE LOCATION



## A contemporary refurbishment in a prime town centre business location

Chancery House provides 54,600 sq ft of offices with secure basement parking in the heart of Sutton town centre with excellent natural light. Purchased by CLS in 2015 the building has benefitted from significant investment to include new lifts, refurbished entrance, reception and common parts together with the creation of showers, cycle racks and new disabled WC's.



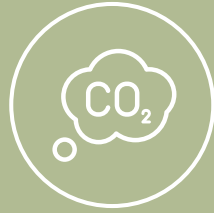


# Sustainability

Well-being, lifestyle and sustainability is at the forefront at Chancery House. This efficiency with the other green features will help keep energy costs lower.



Electricity supplied is 100% natural renewable procured.



The building benefits from a zero carbon emission certified supply.



Building is actively monitored via smart metering systems for accurate billing.



Award winning waste and recycling management. Green Apple Award 2018.



Electric car charging point



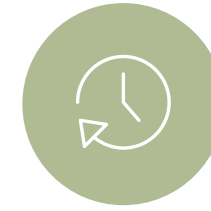
EPC Refer to letting agents for up to date information on EPC's.



“ Sustainability is an integral aspect of our purpose to transform office properties into sustainable, modern spaces that help businesses to grow.

CLS Holdings plc

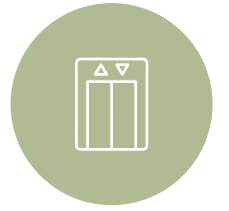
# Key facts



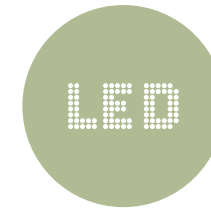
24 hour access



Air conditioning-  
4 pipe fancoil system



3 Newly fitted 10 person  
passenger Lifts



Suspended ceilings  
with LED lighting



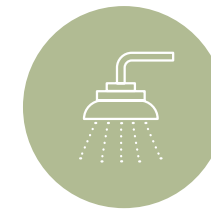
Raised access floors  
(1st - 8th floors)



54 secure basement  
car spaces with passenger  
lift access to all floors



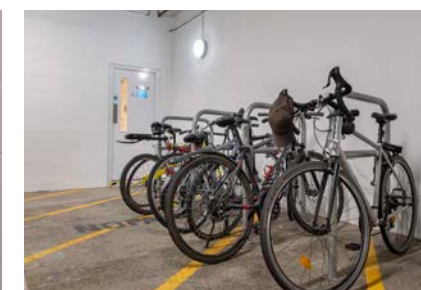
Secure  
cycle storage



Basement  
showers



Contemporary  
refurbished reception









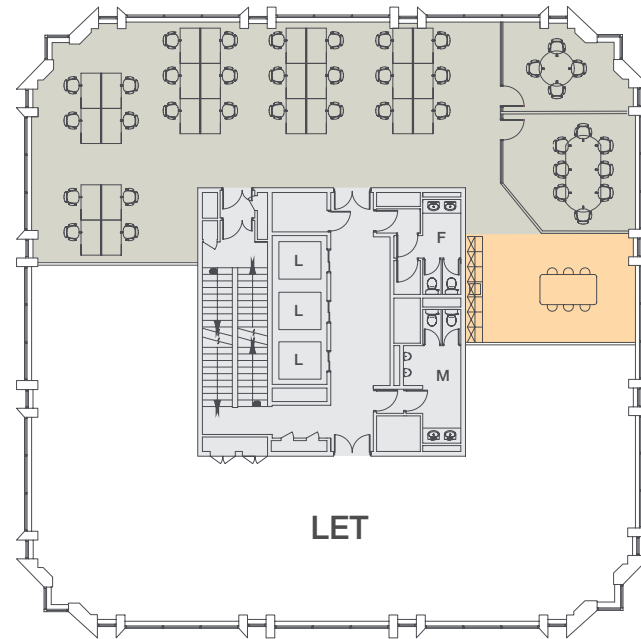
Flexibility is at the heart of the building's design, the floors can offer a range of sizes to suit your business.

#### Availability

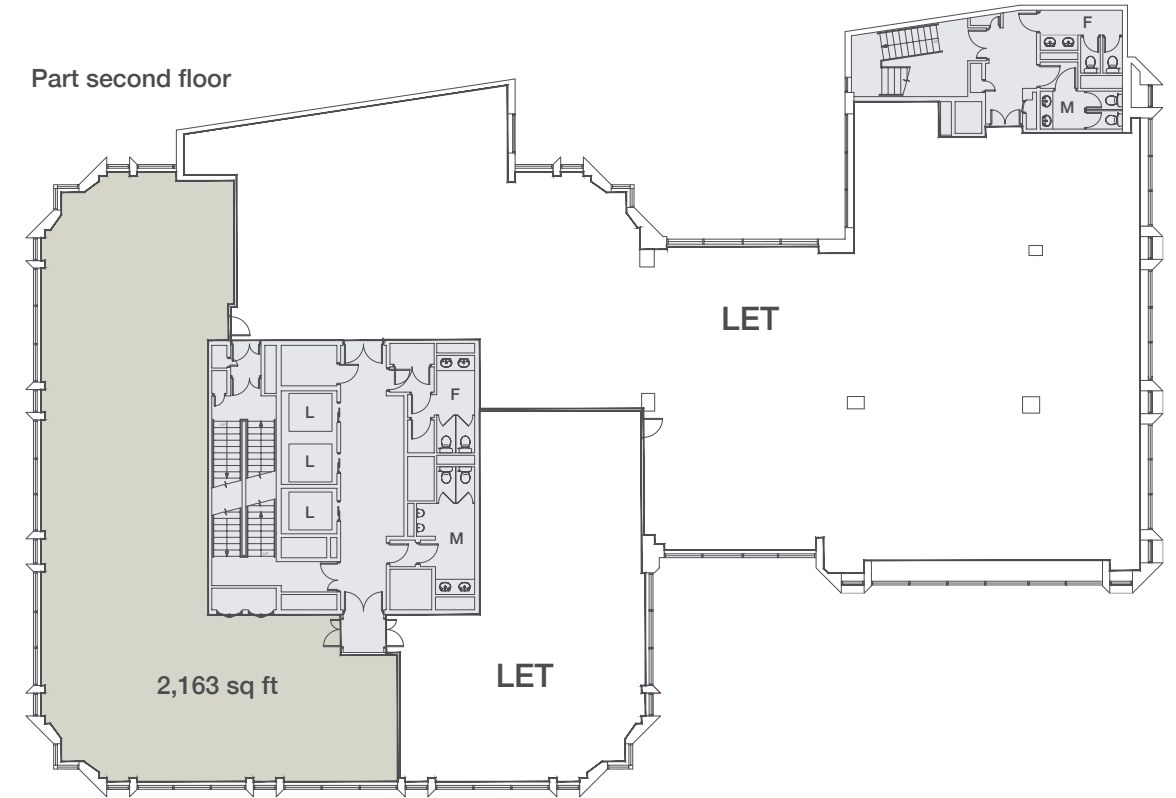
- A variety of suites from 916 sq ft to 14,029 sq ft.
- All suites are to be let on a new lease by arrangement.
- The part 3rd and part 4th floors are newly refurbished with kitchens and meeting rooms. Available furnished or unfurnished.
- The ground and 8th floors are to be refurbished and can be fit out to the Landlord's base specification to suit an incoming occupier

Floor	sq ft	sq m	Car spaces	Comments
Eighth	4,807	447	5	To be refurbished
Part Fourth	2,261	210	2	Fully refurbished Fitted & furnished
Part Third	2,418	225	2	Fully refurbished Fitted & furnished
Part Second	2,163	201	2	Refurbished
Ground Suite 3	1,464	136	1	Available Q1 2025
Ground Suite 2	916	85	1	Available Q1 2025
<b>Total</b>	<b>14,029</b>	<b>1,303</b>		

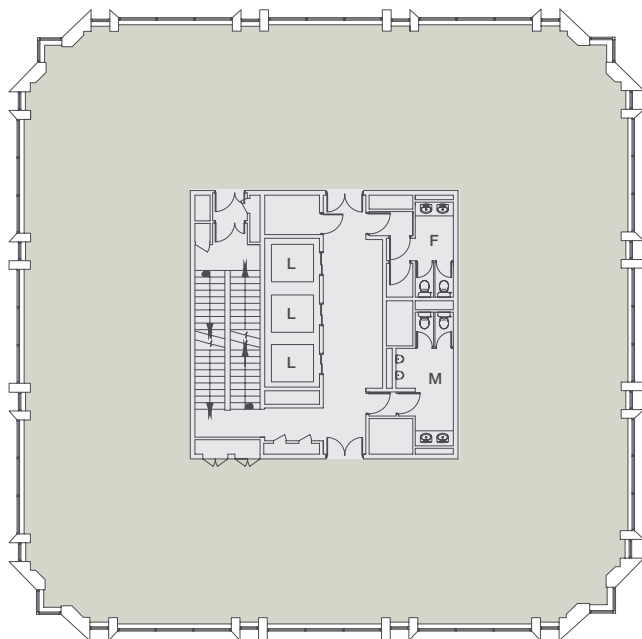
Part fourth floor - Fully fitted and furnished



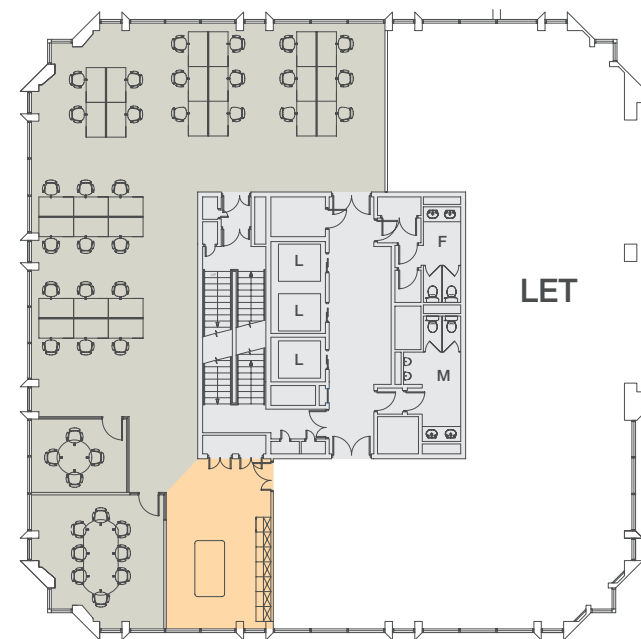
Part second floor



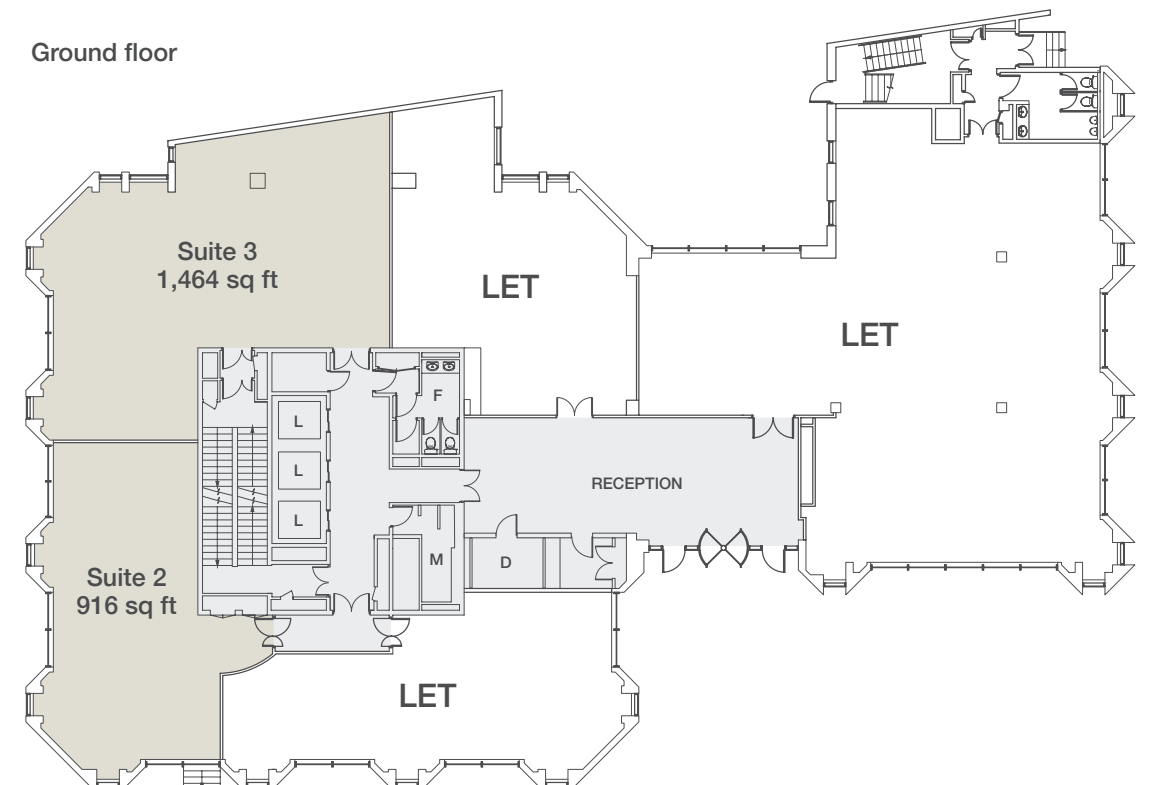
Eighth floor



Part third floor - Fitted. Furniture available



Ground floor



**SAT NAV REF: SM1 1JB**

- 1 St Nicholas Shopping Centre
  - Next
  - New Look
  - Primark
  - Miss Selfridge
  - Warehouse
  - Accessorize
  - Pandora
- 2 Halfords
- 3 Sole Trader

4	Times Square Shopping Centre
	- TK Maxx
	- Starbucks
	- WH Smith
	- Ernest Jones
	- H Samuel
5	Body Shop
6	Waterstones

- 1 Sainsbury's
- 2 ASDA
- 3 M&S
- 4 M&S Simply Food
- 5 Tesco Express

1	The Gym
2	Omniplex Cinema
3	Pure Gym
4	Library
5	Holiday Inn Hotel
6	Anytime Fitness

1	Costa Coffee
2	Greggs
3	McDonald's
4	Starbucks
5	Caffe Nero
6	Costa Coffee
7	Patisserie Valerie
8	All Bar One
9	Weatherspoons
10	Greggs
11	Sutton Arms
12	Caffe Nero
13	Subway
14	Oneill's
15	Slug & Lettuce
16	Pizza Express
17	Zizzi's
18	Nando's



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## Viewing

Strictly by appointment through the joint sole letting agents.

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