

TO LET

**ATTRACTIVE OFFICE SUITE WITH
PARKING, CLOSE TO SURBITON
STATION & TOWN CENTRE**

1,121 SQ FT // 104 SQ M



HAMPSHIRE COMMERCIAL

goadsby

SUITE 3, THE SANCTUARY

23 OAKHILL ROAD, SURBITON, SURREY, KT6 6DU

Summary

- Part of detached period office building
- Two allocated car parking spaces plus visitor parking by way of permit
- Class E use
- Available from Mid-November 2025

Location

The property is situated within a short walk of Surbiton Railway Station and Town Centre and is therefore conveniently located for access to the main road communications to London and the South East via the A3, M25 and M3. Surbiton Railway Station provides regular fast train services to London Waterloo (19 minutes).

Description

The Sanctuary is an attractive detached period office building. Situated in a private secluded setting with mature trees and landscaped gardens surrounding and is approached via a private driveway.

Suite 3 is on the ground floor and comprises a Net Internal Area of 1,121 sq ft (104.1 sq m)

Further details on the building can be viewed on www.thesanctuary-surbiton.co.uk.

The offices have been recently refurbished and features include:

- | | |
|---|---|
| ▪ Newly fitted Kitchen/Staff area | ▪ Entry phone system |
| ▪ Refurbished Ladies and Gentlemens washroom facilities | ▪ Gas fired central heating with radiators |
| ▪ New high grade Cork sustainable flooring throughout | ▪ Two car parking spaces |
| ▪ High Spec compliant LED lights throughout | ▪ Visitors car parking spaces by way of permits |
| | ▪ Enjoyment of communal gardens |

Planning

The premises currently benefit from Class E planning permission - commercial, business & service uses (retail, office, light industrial, gymnasium, clinics, nursery etc.)

Lease

By way of a standard new full repairing and insuring Lease for a term to be agreed.

Rent

£18,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Service Charge Includes Sinking Fund & Building Insurance

The Annual Service Charge for the year ending December 31st 2025 is approximately £7,245 (equivalent to 11.5% of total annual building service charge) and includes annual buildings insurance and contribution towards the sinking fund.

Rateable Value

The rateable value is £16,000 and therefore rates payable for the year ending 31st March 2026 are £8,880.

EPC Rating

C - 71

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



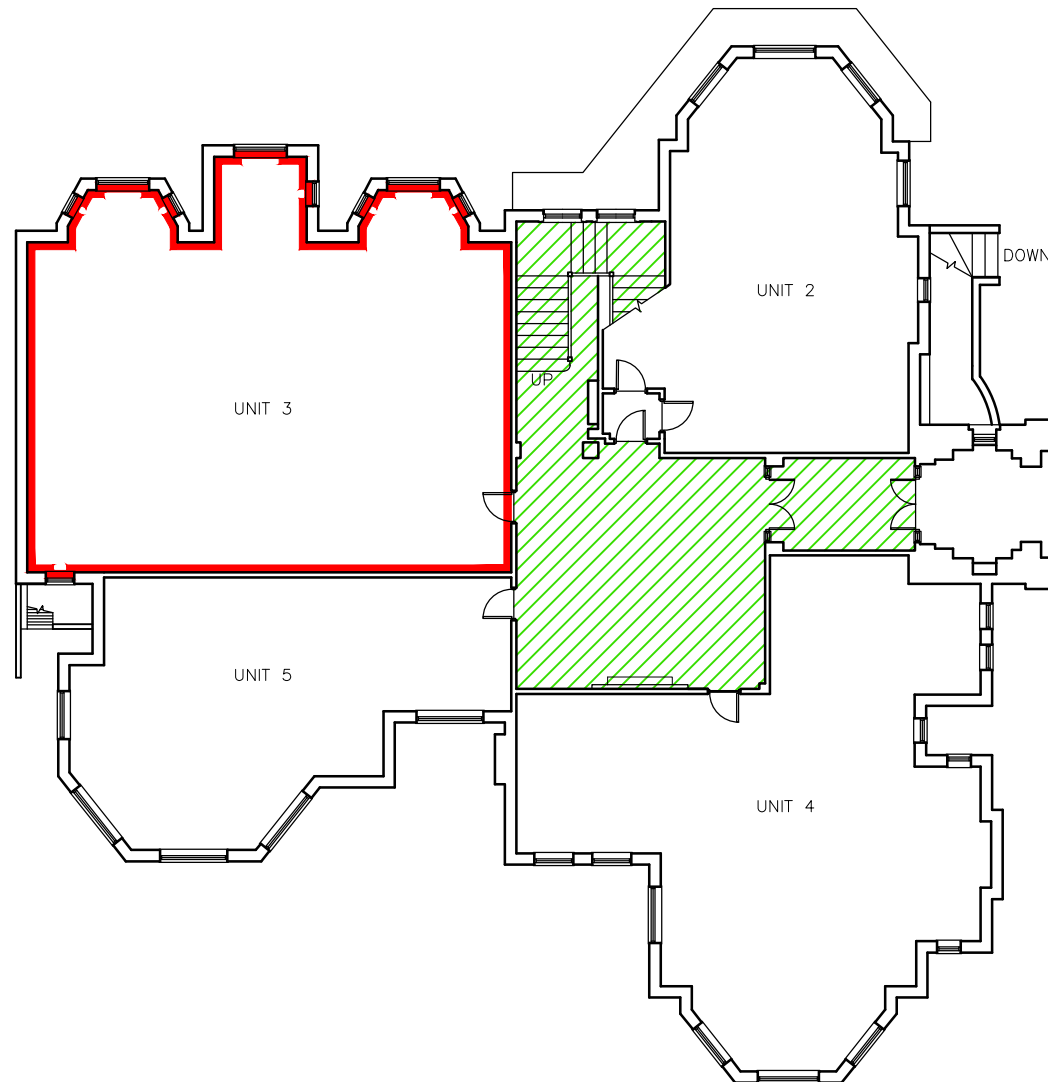
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GROUND FLOOR





Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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