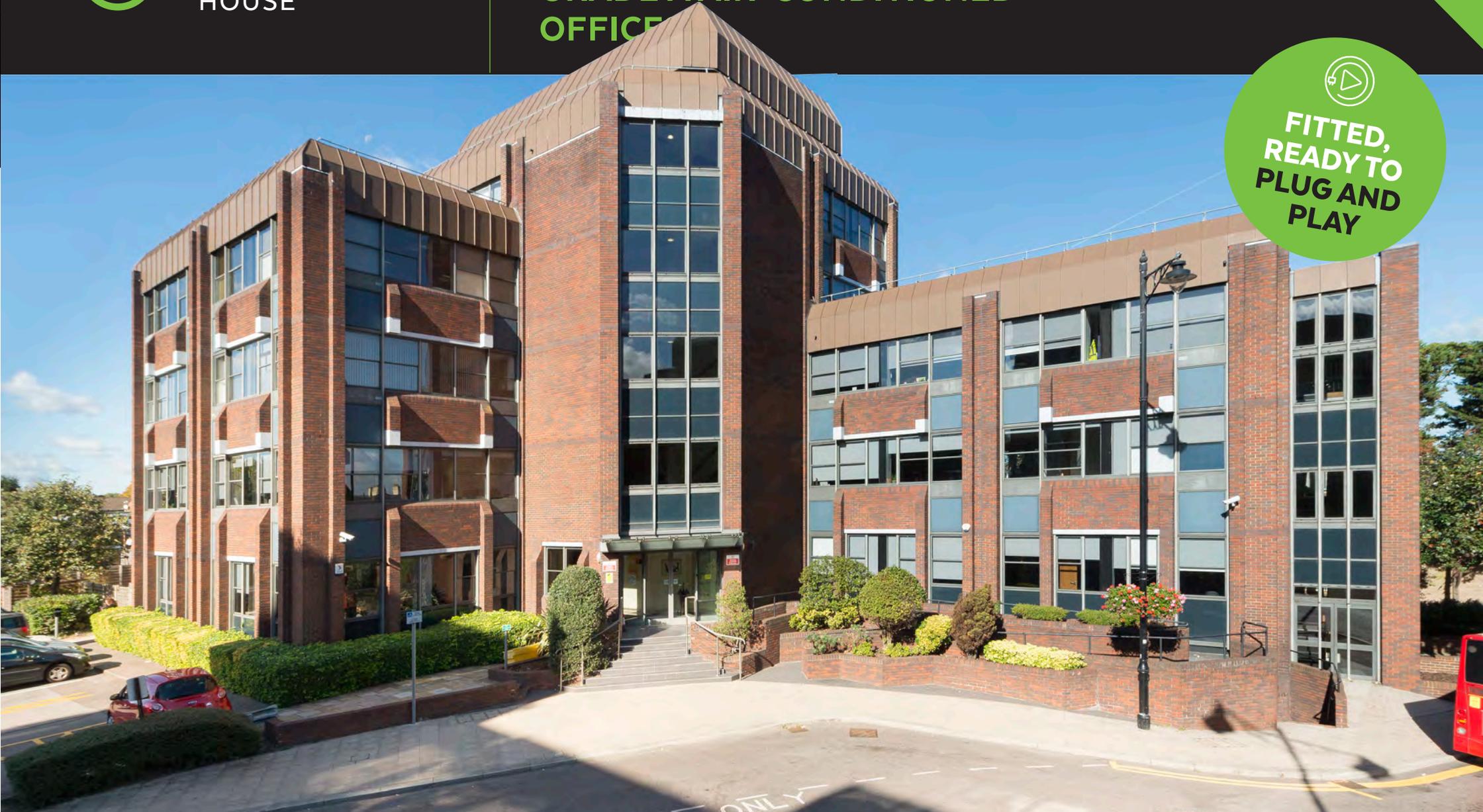


CH CANTIUM
HOUSE

1,870 SQ FT - 25,512 SQ FT
**GRADE A AIR-CONDITIONED
OFFICE**

TO LET


**FITTED,
READY TO
PLUG AND
PLAY**



CANTIUM HOUSE, RAILWAY APPROACH, WALLINGTON SURREY SM6 0DZ

Cantium House comprises a modern self-contained office building, totalling some 37,268 sq ft (3,462 sq m) arranged over 5 floors with under-croft parking at a ratio of 1:888 sq ft.

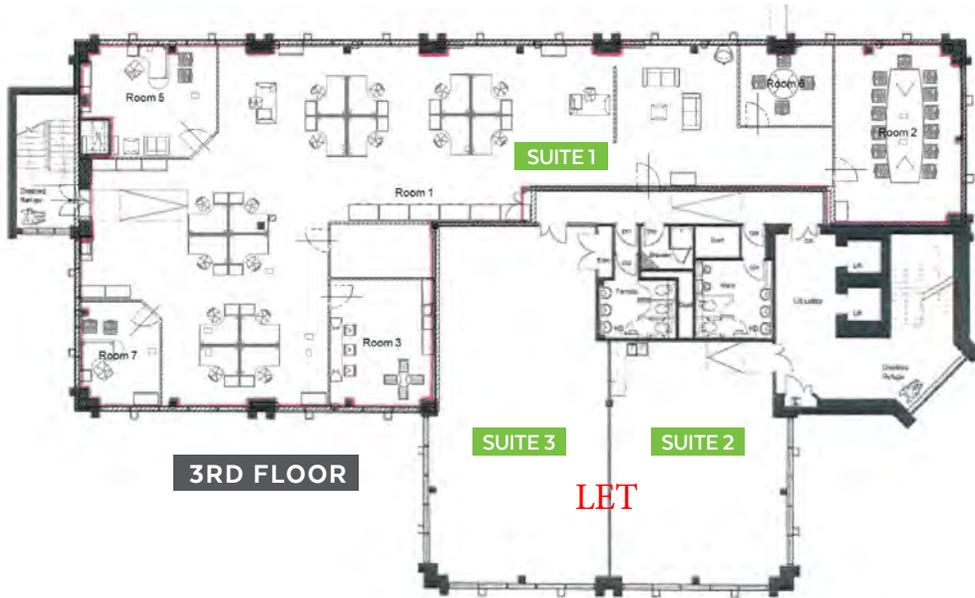
With some floors split, the building provides a range of suite sizes.

AVAILABLE ACCOMMODATION

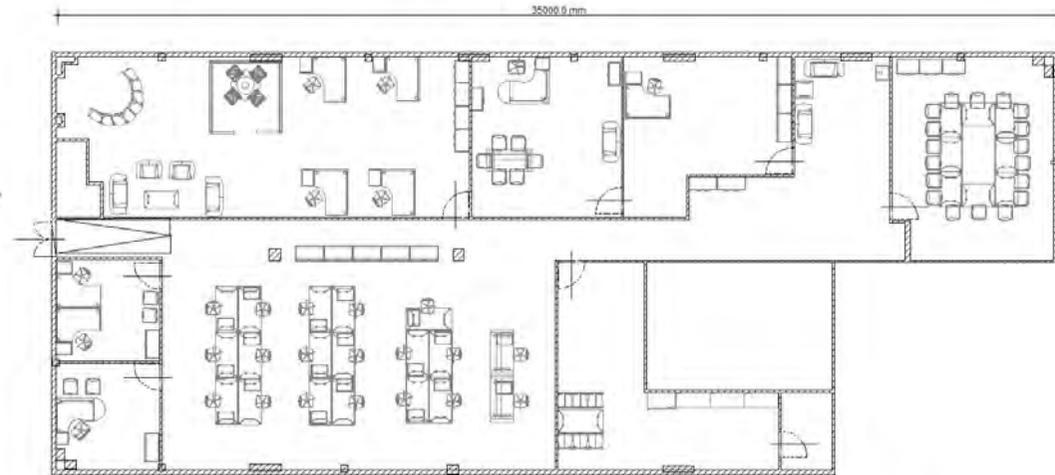
FLOOR	SUITE	SIZE SQ FT	PARKING
1st Floor		8,586 sq ft	10
2nd Floor	- Suite 1	3,756 sq ft	4
2nd Floor	- Suite 2	2,539 sq ft	2
2nd Floor	- Suite 3	1,870 sq ft	2
3rd Floor	- Suite 1	3,701sq ft	4
4th Floor		4,648 sq ft	5
Total	with 2nd floor suites combined	25,512 sq ft	27



3RD FLOOR OPEN PLAN AREA



3RD FLOOR



4TH FLOOR



2nd Floor



3RD FLOOR OPEN PLAN AREA

SPECIFICATION FITTED 3RD AND 4TH FLOORS

- Fitted, plug and play
- Modern workstations available
- Numerous Executive offices
- Boardroom and Meeting Room
- Functioning Server Room with patch panel
- Cat 5e connected to workstations
- Fitted kitchens and break out areas on each floor

ALL FLOORS

- Raised floors
- Air conditioning
- Suspended ceilings with recessed light fittings

LOCATION

Wallington is located 14 miles south of Central London, between Sutton (2.6 miles), Mitcham (3.3 miles) and Croydon (3.4 miles).

 ROAD	MILES	KM
Central London	14	23
East Croydon	3	9
Sutton	2.5	7
The A3 and Worcester Park	7	20
M25/M23 Intersection	8	20
J9 M23/ Via the A237/A23	7.5	16
London Heathrow Airport T5	24	39
J9 M23 Gatwick Airport	15	23

 RAIL	MINUTES
West Croydon	6
Sutton	6
London Victoria	35
London Bridge	35
Clapham Junction	28
Gatwick Airport	46

(Fastest journey times source Trainline)

Zone 5 with Southern Rail Services to stations between Epsom and London Victoria.

 BUS	
On Stafford Road	
154	Croydon to Morden
157	Crystal Palace to Morden via West Croydon
455	Canons Hill to Wallington Station via Croydon and to various tram links.

From Wallington Station, additional services:

127	Purleigh to Tooting Broadway Station
151	Wallington to Worcester Park via Sutton
410	Crystal Palace to Carshalton via Croydon
463	Coulston to Thornton Heath

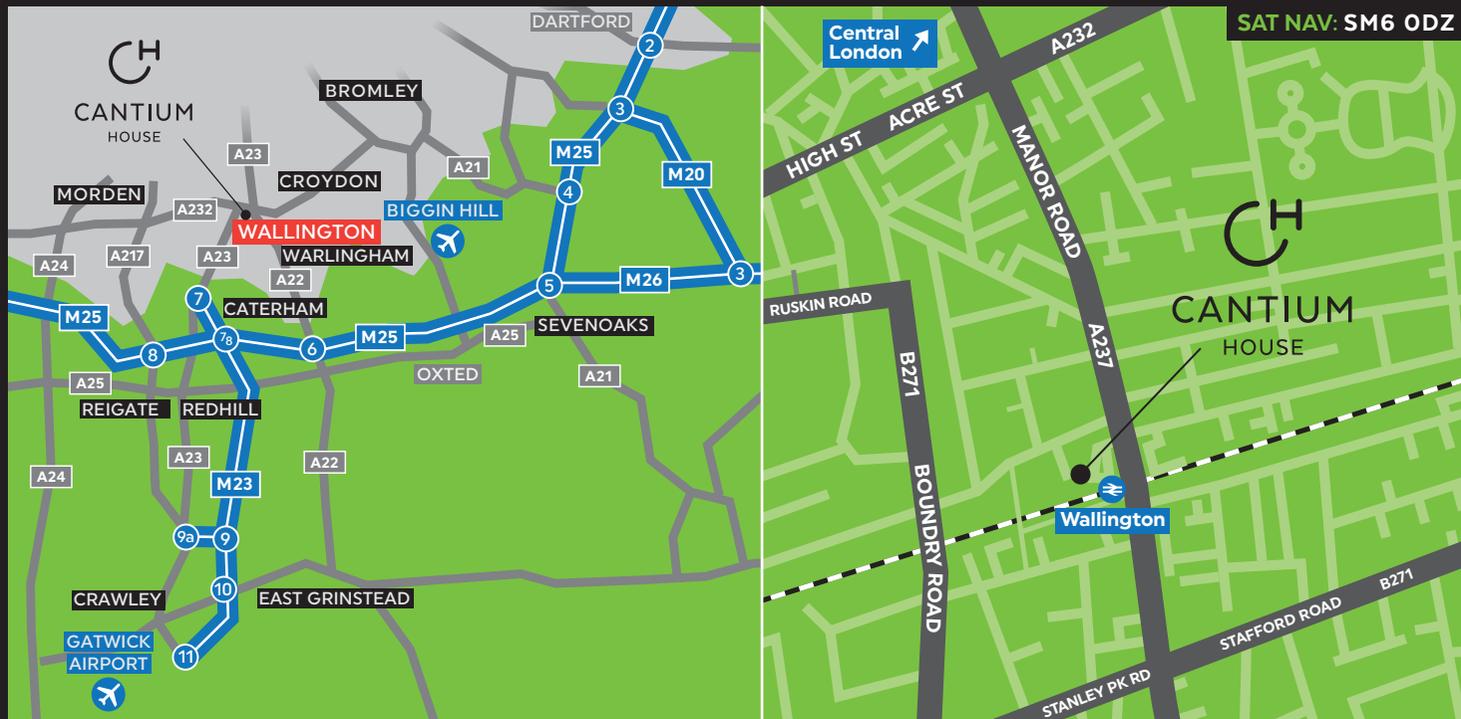
 AIR
In addition, Gatwick Airport is situated 17 miles to the south of the property and is accessible in 36 minutes by train. Heathrow Airport is situated 30 miles to the north of the property



In addition to the parking on-site, paid for parking is available opposite in the station car park, together with nearby car parks and free on-street parking.

Cantium House is situated immediately opposite the station on Railway Approach, within Wallington's central office core. Railway Approach leads onto Woodcote Road, which is the main thoroughfare through Wallington, providing direct access to the town centre amenities.

CENTRAL LONDON 14 MILES - CROYDON 3 MILES - M25 (J7) 6 MILES - GATWICK AIRPORT 15 MILES



3RD FLOOR BOARD ROOM



3RD FLOOR KITCHEN



3RD FLOOR EXECUTIVE OFFICE



TERMS

Available on new lease direct from the freeholder at a rent of £21.50 psf

RATES PAYABLE

Interested parties should satisfy themselves of this information and different suites' Rateable Values will vary but for 2026/27 and indicative guide would be c£12psf

SERVICE CHARGE

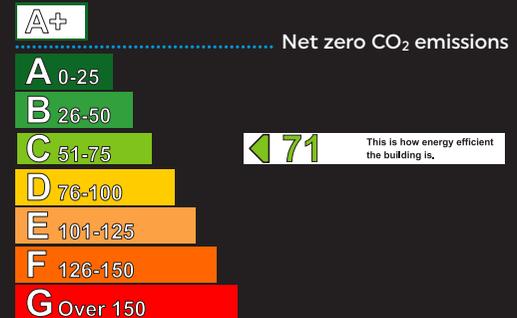
Year 2025 at £12.31 psf

VAT:

Payable on rent and service charges

ENERGY PERFORMANCE ASSET RATING

More energy efficient



Less energy efficient

CH
CANTIUM
 HOUSE

RAILWAY APPROACH,
 WALLINGTON
 SURREY SM6 0DZ

LAMBOURN
 COMMERCIAL
020 3752 7569
 WWW.LCPROP.COM

Damian Lambourn
 e: dl@lcprop.com
 m: 07796 953360

NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded. Jan 026