

TO LET

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

912 SQ FT // 84.7 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

SUITE 10, THE SANCTUARY
23 OAKHILL ROAD, SURBITON, SURREY, KT6 6DU

Summary

- Part of detached period office building
- Two allocated car parking spaces plus visitor parking
- Class E use

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

An attractive Suite comprising office and storage rooms and forming the second (top) floor of an attractive detached period office building. The building is situated in a private secluded setting with mature trees and landscaped gardens surrounding and is approached via a private driveway.

The Suite comprises a Net Internal Area of 912 sq ft which includes 5 private office rooms, storage space and a kitchen/staff room.

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

Features include:

- | | |
|---|---|
| ▪ Carpeted throughout | ▪ Two Private Car Parking Spaces |
| ▪ Full gas Fired Central Heating System | ▪ Entry Phone System |
| ▪ Small Washroom facility | ▪ Visitors Parking and Communal Garden Area |
| ▪ Small kitchen/staff area | |

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

£15,000 per annum exclusive of business rates, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

The rateable value is £12,000 and therefore for the year ending 31st March 2026 qualifies for 100% small business rate relief for eligible parties.

Service Charge

The Annual Service Charge for the year ending 31st December 2025 is £5,859 plus VAT, which is 9.3% of the budget. Includes annual buildings insurance and contribution towards the sinking fund.

EPC Rating

D - 97

Legal Costs

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

VAT

The property is not VAT elected.

Viewing

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



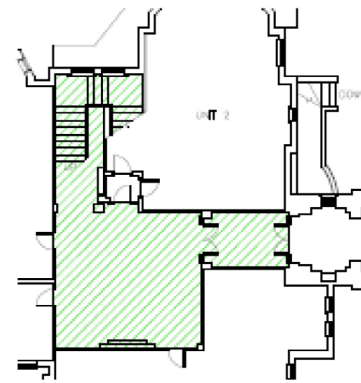
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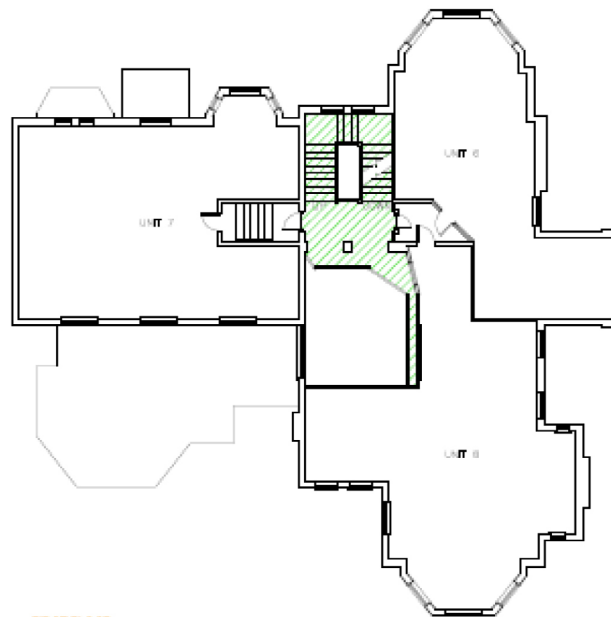
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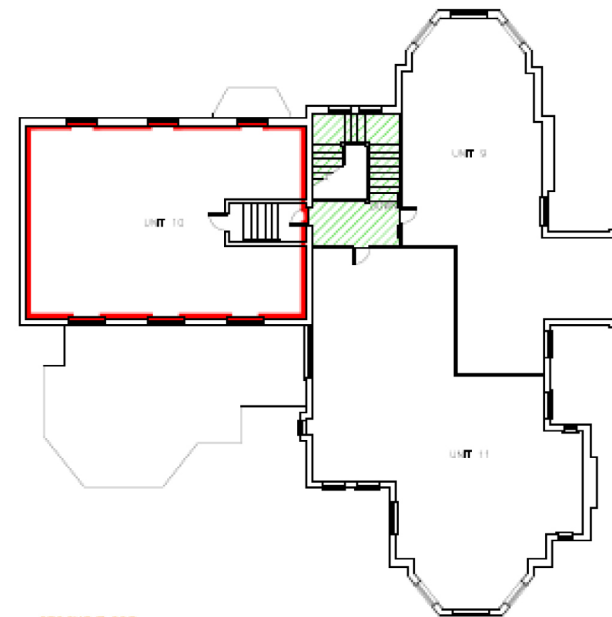
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GROUND FLOOR



FIRST FLOOR



SECOND 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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)



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