

CAREW HOUSE

Railway Approach,
Wallington, Surrey, SM6 0DX



Refurbished offices with EPC A and excellent on-site car parking
3rd and 4th floors available from 1,500 to 15,888 sq ft
To Let

carewhouse.co.uk

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Situated adjacent to
Wallington train station
and close to an
abundance of local
amenities

Location

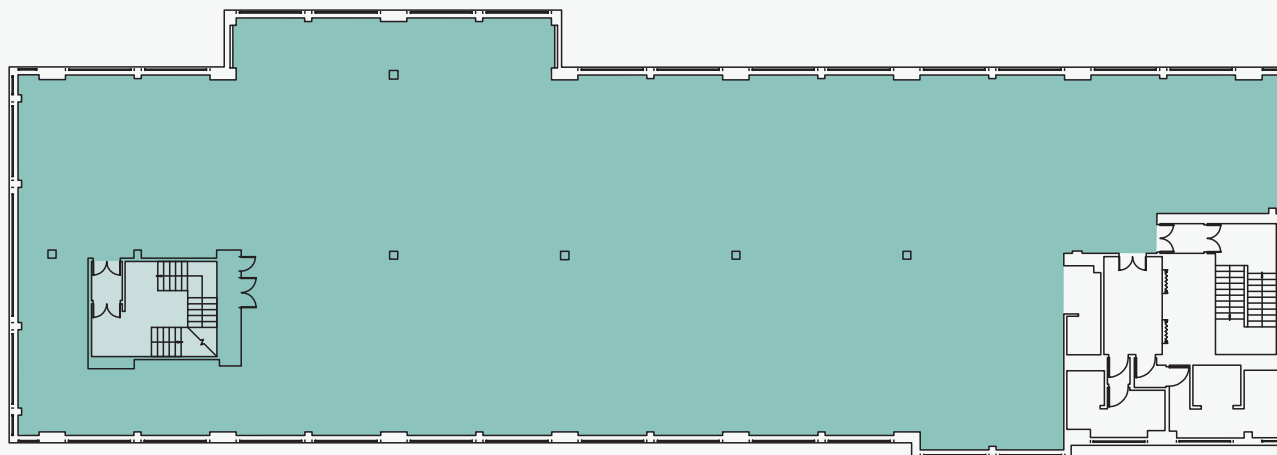
Wallington is situated between Croydon and Sutton and is approximately 14 miles to the south of central London.

Access to the national motorway network is provided at the M25/M23 intersection (6 miles approx) with Gatwick and Heathrow Airports being 19 miles and 24 miles distant respectively.

Wallington train station provides direct services to London Bridge (26 mins), London Victoria (39 mins), West Croydon and Sutton.

Carew House is situated adjacent to Wallington Station whilst all town centre amenities are within a short walk including Sainsbury's, Lidl, Tesco, Boots, Costa, Caff  Nero, Greggs, Subway, 3 gyms and restaurants.





Typical floor plan



Description

Carew House comprises a six storey office building which was constructed in the mid 1980s & arranged on lower ground, ground and four upper floors.

The 3rd and 4th floors each of approx. 8,000 sq ft are available as a whole or in parts.

The 4th floor has been fully refurbished (Specification below). The 3rd floor is available in the existing condition, alternatively, it can be refurbished to the same specification as the 4th.

Specification

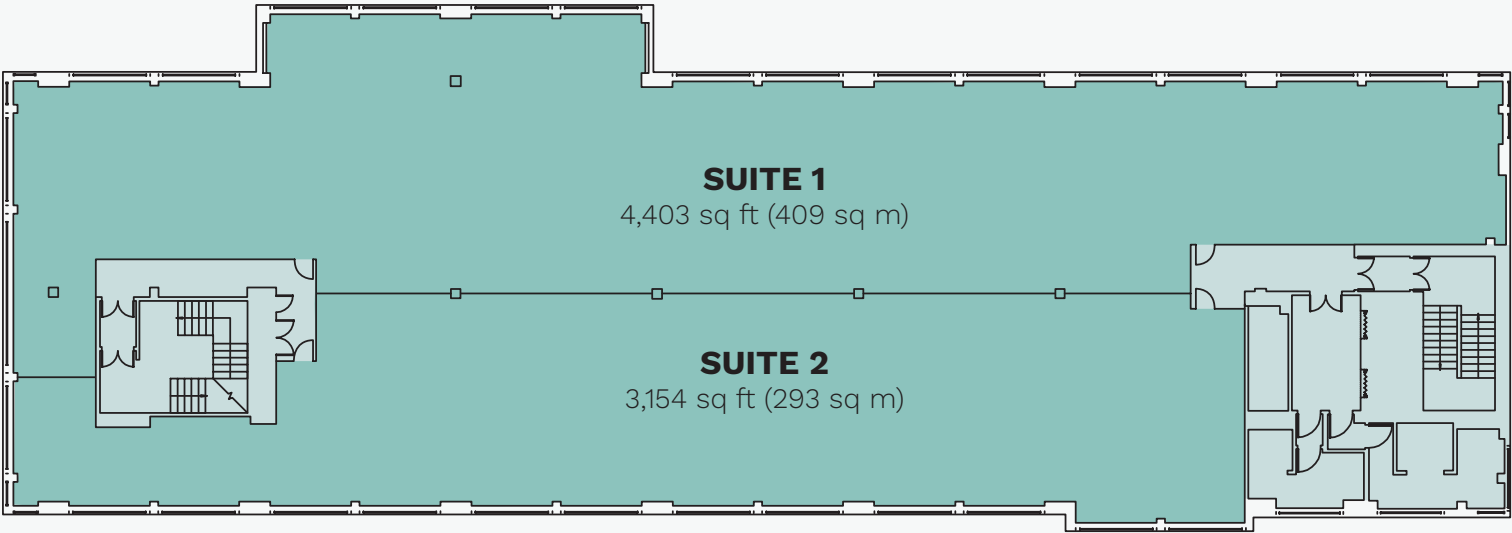
- Fourth floor EPC: A(25)
- Third floor EPC: C(53)
- New VRF air conditioning
- New LED lighting
- New mineral fibre suspended ceiling
- Double glazing
- Raised floor
- Fitted kitchenette
- Male & female WCs
- Building reception and building manager
- 19 car spaces per floor (1:418 sq ft)

Floor Areas (Approx. NIA)

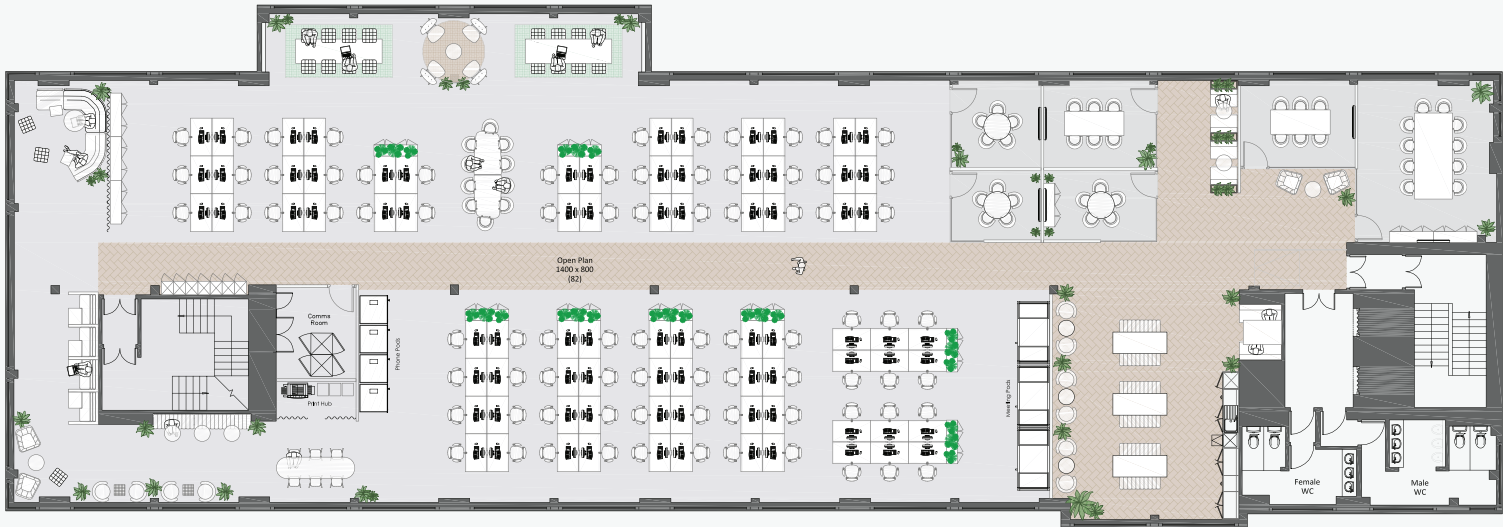
Floor	sq ft	sq m
Fourth	7,939	737.55
Third	7,949	738.48
Total	15,888	1,476.03

3rd floor available in suites from 1,500 sq ft upwards.

Floor plan split - 2 suites

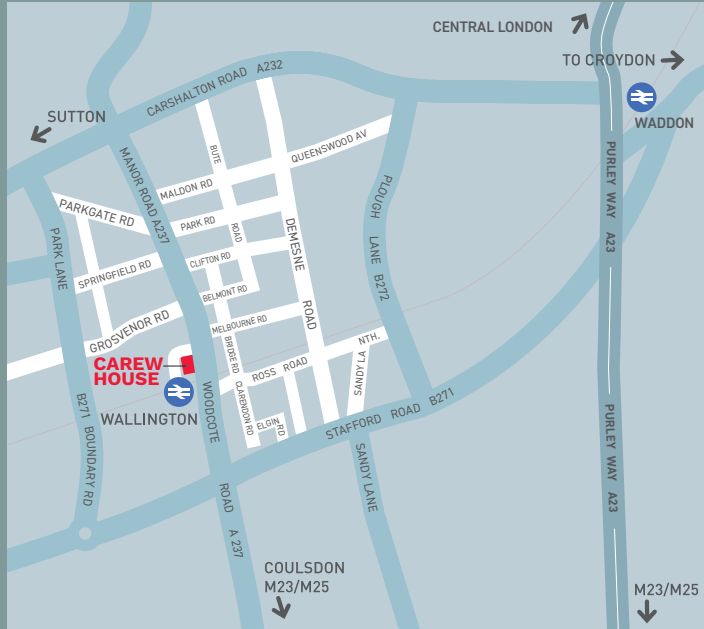


Whole Floor – Indicative space planning showing 82 Desks



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Communications

By Road

Croydon	3 miles
M25/M23 intersection	5.5 miles
Central London	10 miles
Gatwick Airport	19 miles
Heathrow Airport	24 miles

By Rail

West Croydon	6 mins
Sutton	6 mins
London Victoria	35 mins
London Bridge	35 mins

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EPC Rating

Fourth floor EPC: A(25).
Third floor EPC: C(53).

Viewing

Strictly by appointment through the joint sole agents.

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled November 2025.

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