

# CROSSPOINT HOUSE



28 Stafford Road, Wallington, SM6 9AA

FINAL SUITE REMAINING



## TO LET

[www.crosspointhouse.com](http://www.crosspointhouse.com)

Air-Conditioned Offices To Let  
1,212 sq ft with on-site parking



*photograph of other refurbished suite in the building*

## Description

Following the recent letting of 3 suites totalling some 5,400 sq ft the final remaining available accommodation comprises a First Floor suite of 1,212 sq ft benefitting from 2 parking spaces.

The offices will be undergoing refurbishment to include new LED lights, new carpets and redecoration and further benefit from metal suspended ceilings, air-conditioning and perimeter trunking.

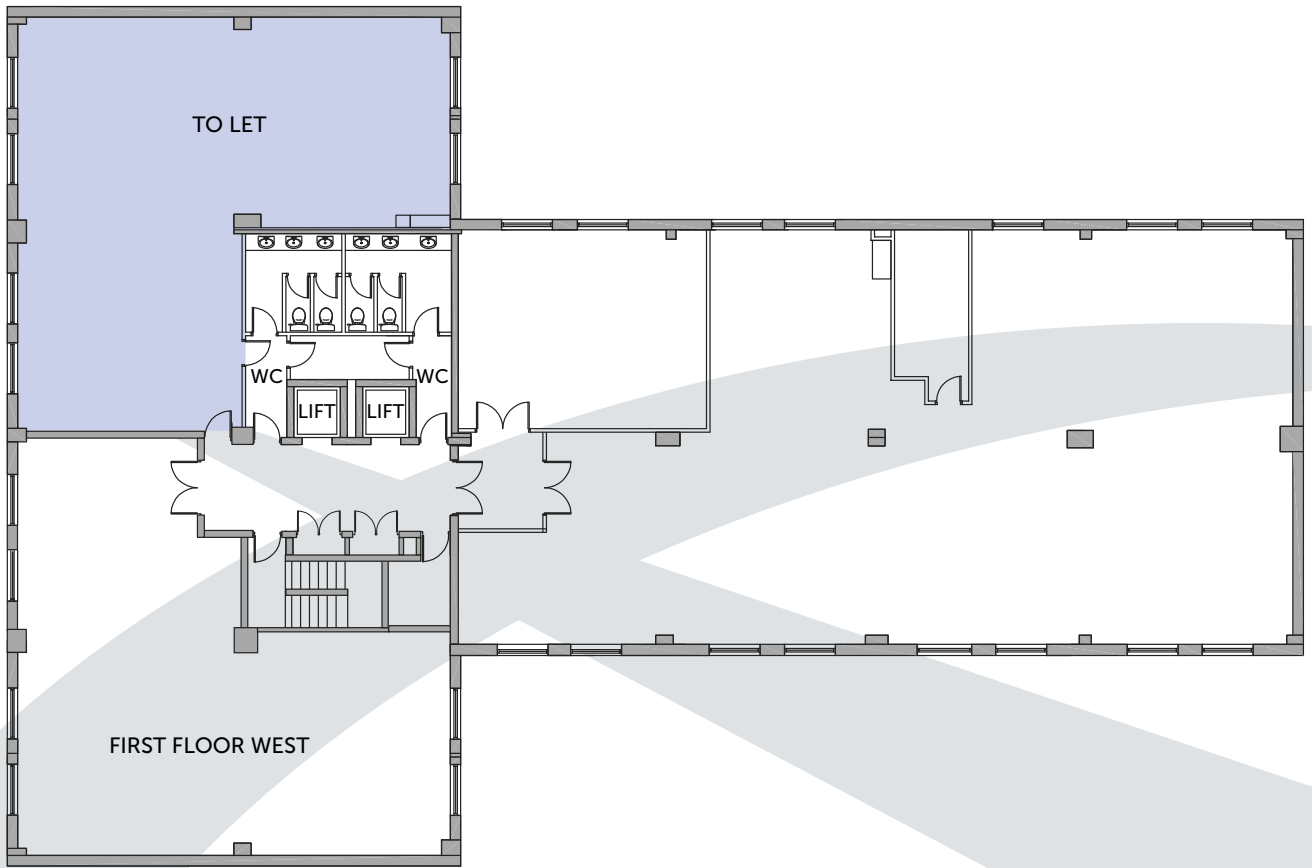
## Specification

- Suspended ceilings with new LED lighting
- Air-Conditioning
- New Carpet tiles
- Double glazing
- Perimeter trunking
- Kitchen facilities
- 2 On-Site parking spaces



*photograph of other refurbished suite in the building*





## Accommodation

Area	sq ft	sq m
<b>1st Floor West</b> 2 Parking spaces	<b>1,212</b>	<b>112</b>



## Amenities

- Good road access
- Walking distance of train station and town centre
- Adjacent to Sainsbury's superstore
- Key fob and entry phone access to the building
- Additional unrestricted car parking is available in the adjacent roads off Stafford Road



## Location

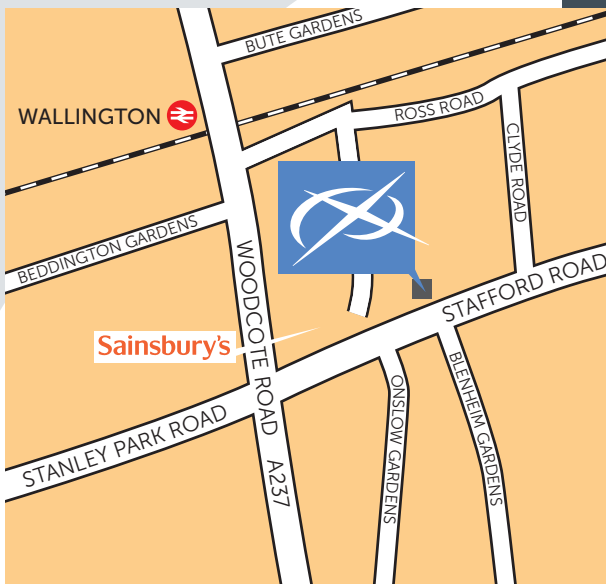


Crosspoint House is prominently situated on Stafford Road (B271), on the edge of Wallington town centre, adjacent to a Sainsbury's superstore and a few minutes' walk from the other food and retail facilities of the town.

Wallington train station is a 5-minute walk, providing Southern Railway services to Epsom, Sutton, and London Victoria (fastest journey time 36 minutes).

Additional connections are available at Clapham Junction, Norwood Junction (London Bridge -fastest journey time 26 minutes) and West Croydon. Wallington is within Travelcard Zone 5.

## Local Bus Services



### 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 Purley to Tooting Broadway Station

151 Wallington to Worcester Park via Sutton

410 Crystal Palace to Carshalton via Croydon

463 Coulsdon to Thornton Heath

Wallington is located mid-way between Croydon and Sutton, providing good road access.

EPC D93

### Terms:

New Lease available direct from the freeholders on terms to be agreed.

### Rates and Service Charge:

A Service Charge will apply, payable to the Landlord with Rates Payable direct to the Local Authority.

### VAT:

Payable on Rent and Service Charges.

Location	Miles	Minutes
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
J9 M23 Gatwick Airport	15	23

All distances and drive times calculated by Google Maps

Viewing: Strictly by appointment with agents:



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