

# Crosspoint House

---

28 STAFFORD ROAD,  
WALLINGTON SM6 9AA



**AIR-CONDITIONED OFFICES**  
**1,222 SQ FT TO LET**  
**WITH ON-SITE PARKING**  
**CLOSE TO RETAIL AND LEISURE**  
**FACILITIES**

---

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

# Crosspoint House

28 STAFFORD ROAD, WALLINGTON SM6 9AA



## Location

Crosspoint House is prominently situated on Stafford Road (B271), on the edge of Wallington town centre, adjacent to a Sainsbury's Supermarket and Customer Car Park, a few minutes' walk from the other food and retail facilities of the town. Unrestricted Roadside Car Parking is available in the residential roads opposite the Building.

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.

## Description

The final remaining available accommodation comprises a refurbished first floor suite of 1,222 sq ft benefitting from two parking spaces.



## Sustainability

The building benefits from 100% renewable electricity supply.

Newly installed Solar PV providing 21% of the building's service charge power.

Efficient and cost-effective heating in place, with hot water via a solar-assisted heat pump.

EPC rating C-70.

New sustainable carpet tiles recycled from discarded fishing nets across different Global coastlines.

## Specification

- Suspended ceilings
- New LED lighting
- Air-conditioning
- New carpet tiles
- Double glazing
- Perimeter trunking
- Kitchen
- 2 on-site parking spaces
- Disabled WC's
- Bicycle racks



## Communications



By Road	Miles
East Croydon	3
Sutton	2.5
A3	7
M25/M23	8
M23 J9	7.5
Gatwick Airport	15



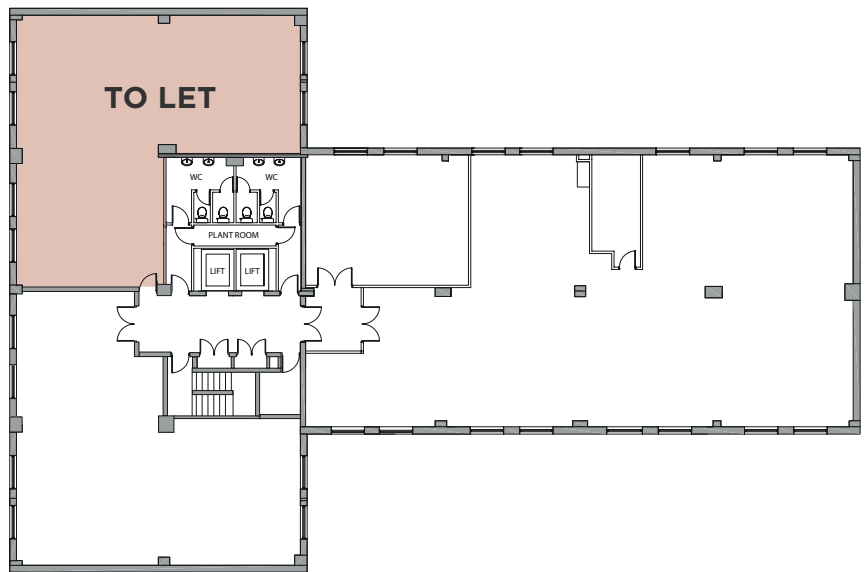
By Rail	Mins
Sutton	6
West Croydon	6
Epsom	24
Clapham Junction	31
London Victoria	35
London Bridge	35

There are 4 bus routes serving Stafford Road and 4 from Wallington Station.



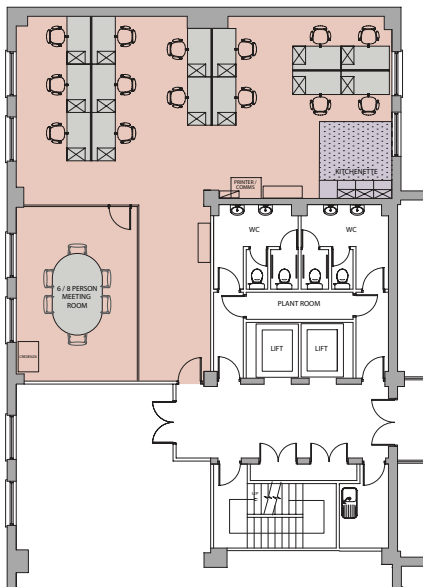
## Availability

**FIRST FLOOR - WEST**  
**1,222 SQ FT (113.5 SQ M) NIA**

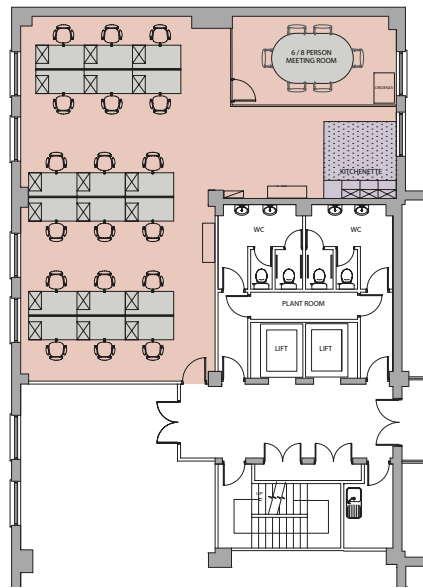


## Space plans

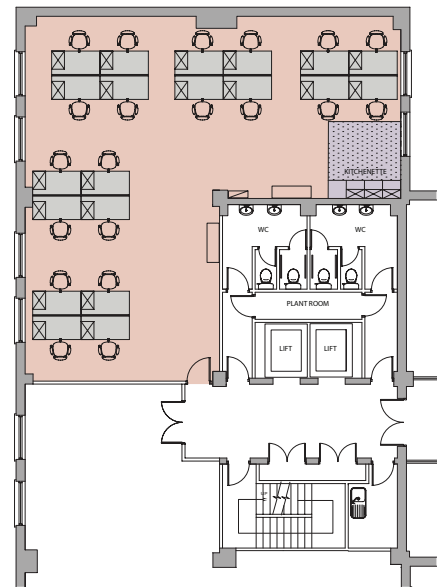
**OPTION 1**



**OPTION 2**



**OPTION 3**



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

**Rent:** Upon application.

**Service Charge:** The building's budget for 20/21 is c£7.25 psf.

**Rates:** Interested parties should satisfy themselves with the local rating authority but rates payable are estimated for 20/21 at c£7.56 psf

**EPC:** EPC rating C-70.

**Viewing:** Strictly by appointment through the joint sole agents.

**Damian Lambourn**  
e: dl@lcp.com  
t: 07796 953360

**Jerry Taylor**  
e: jerryt@hsedwards.co.uk  
t: 020 8688 8313

