

CROSSPOINT HOUSE

28 Stafford Road, Wallington, SM6 9AA

FINAL SUITE REMAINING



TO LET

www.crosspointhouse.com

Air-Conditioned Offices To Let
1,222 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 **1,222 sq ft** benefitting from 2 parking spaces.

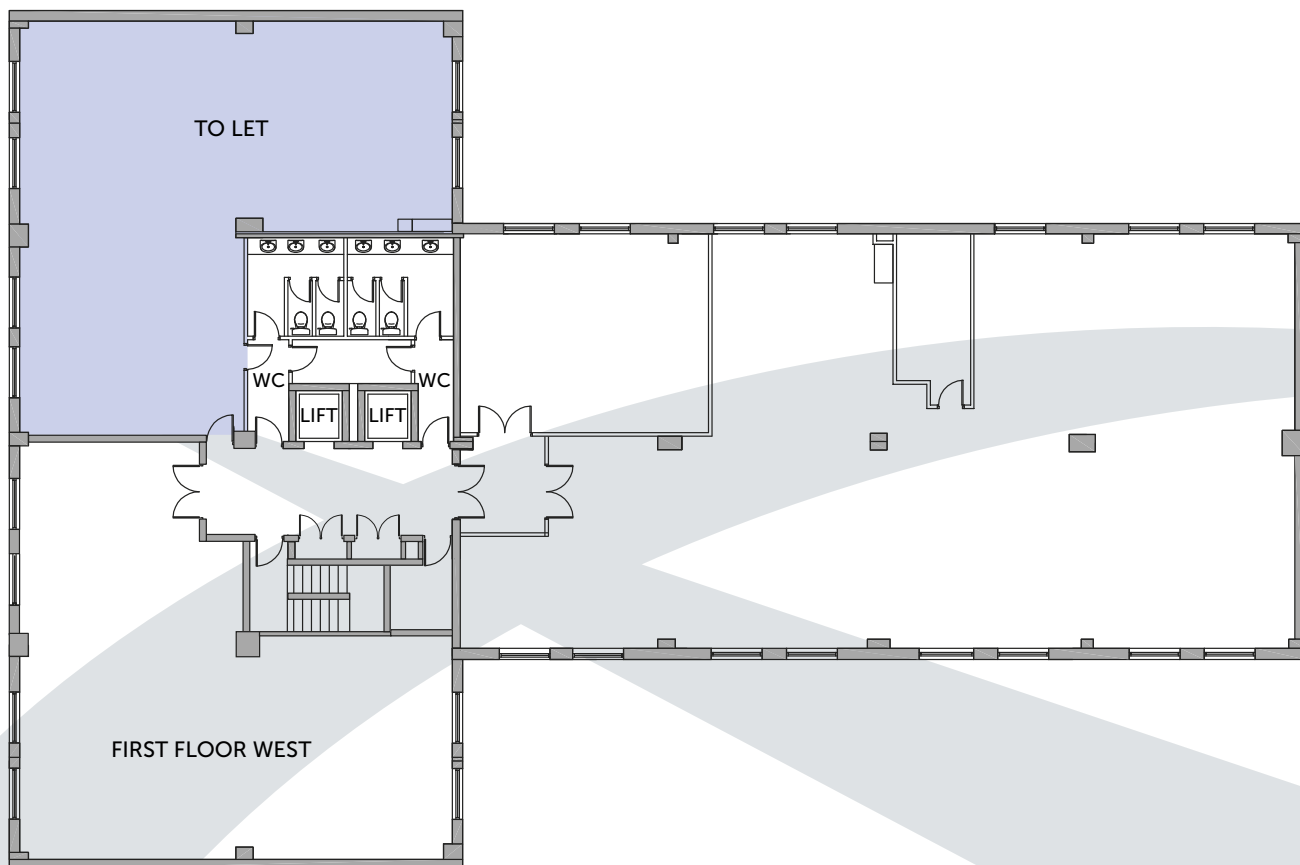
The offices will be undergoing refurbishment to include new LED lights, new carpets and redecoration and further benefit from metal suspended ceilings, air-conditioning and perimeter trunking.

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
1st Floor West 2 Parking spaces	1,222	113.5



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:

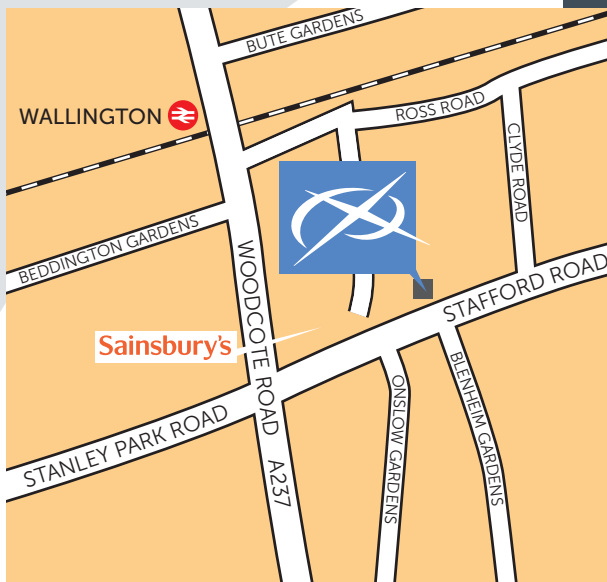
127 Purley to Tooting Broadway Station

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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