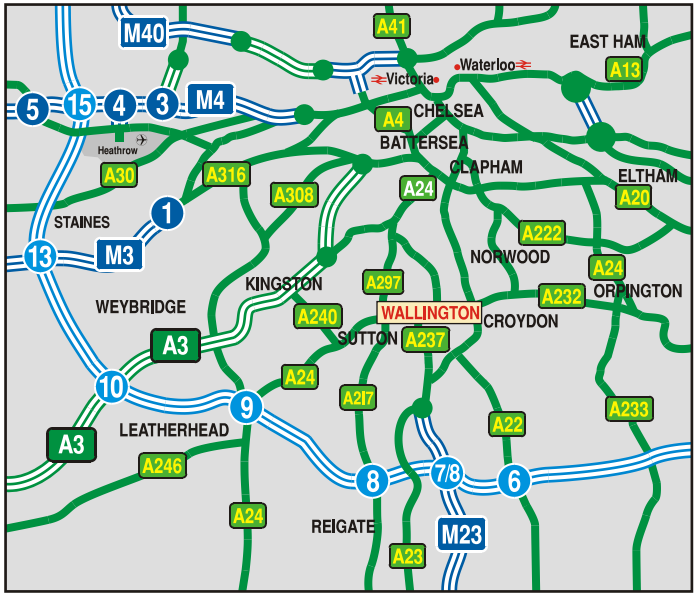
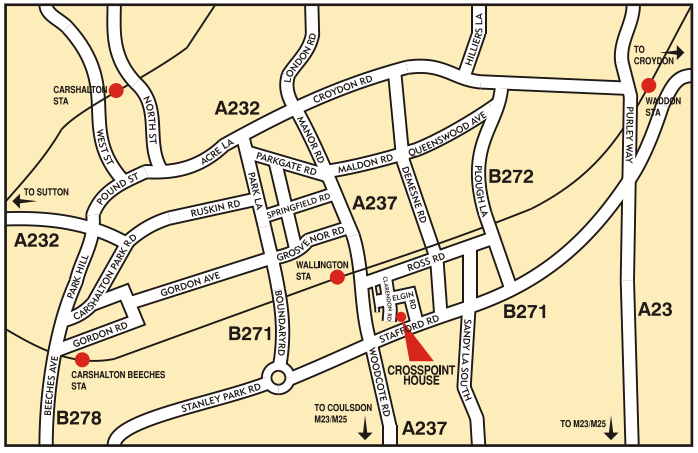
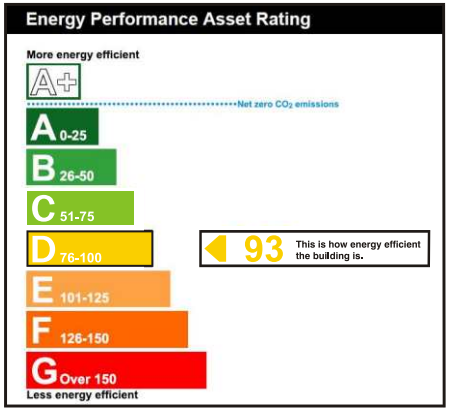
# CROSSPOINT
## HOUSE

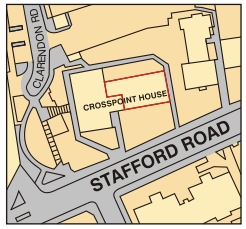
## 28 Stafford Road, Wallington Surrey SM6 9AA

**To Let, Air-Conditioned Offices**
**583 sq ft and 2,585 sq ft with on site parking spaces**



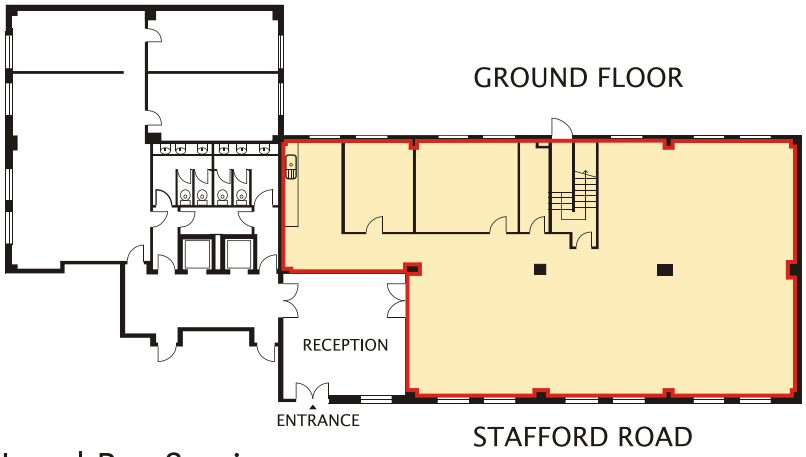



## Location

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.

| | | |
|---|---|---|
| East Croydon | - | 3 miles circa 9 minutes drive |
| Sutton | - | 2.5 miles circa 7 minutes drive |
| The A3 at Worcester Park | - | 7 miles circa 20 minutes drive |
| Junction 8 of the M25 | - | 8 miles circa 20 minutes drive |
| M25/M23 intersection | - | 7.5 miles circa 16 minutes drive via the A237/A23 |
| J9 M23/ Gatwick Airport | - | 15 miles circa 23 minutes drive |

(All distances and drive times calculated by Google Maps)

## Description

Crosspoint House is a modern air-conditioned office building of some 21,131 sq. ft. arranged over Ground and 3 upper floors, with good on-site parking at the front and rear of the property, the latter accessed from Clarendon Road.

Additional on-street parking is available in the surrounding roads.

The available space comprises a suite on 1st floor **583 sq ft** without parking and ground floor suite of **2,585 sq ft** with 4 parking spaces.

- Comfort cooling
- Networked with Cat 5e cabling within perimeter trunking connected to patch panels in cabinet
- Suspended ceilings with recessed light fittings
- Kitchen area, 2 large partitioned offices and server room in-situ

## Terms

Available on a new leases direct from the freeholder for a term to be agreed.
1st Floor £11,836 pa, Ground Floor £50,408 pa

## Rateable Value

The VOA website confirms the new following proposed Rating information. Ground Floor RV £35,000 Rates Payable 18/19 £16,800. First Floor RV £8,000 Rates Payable 18/19 £3,840. The 1st floor occupier might benefit from SBR and thus have no rates payable. interested parties should satisfy themselves of this information.

## Service Charge

The 2018 Service Charge budget is c£7.66 psf.

## VAT

VAT is payable on the rent and service charge.

## Viewing

Please contact:
Damian Lambourn on
07796 953360
dl@lcprop.com

LAMBOURN COMMERCIAL
020 3752 7569
WWW.LCPROP.COM

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