



3RD AND 4TH FLOORS, CANTIUM HOUSE, Railway Approach, Wallington, SM6 0DZ

FITTED READY TO PLUG AND PLAY

Available From 3,692 sq ft (343 sq m) to 8,340 sq ft (775 sq m)

Each suite is held on a separate lease both expiring 31st December 2027 with tenant only break clauses on 31st December 2022.

Specification overview

- Air conditioning
- Raised Floors
- Suspended ceilings with recessed light fittings
- Fitted, plug and play
- Boardroom and Meeting Room
- Functioning Server Room with patch panel
- Cat 5e connected to workstations
- Modern workstations available
- 9 parking spaces
- Numerous Executive offices
- Fitted kitchens and break out areas on each floor



Air Conditioner



COLLINS LAMBOURN

2nd Floor, Marylebone Lane, London, W1U 2QG

Damian Lambourn

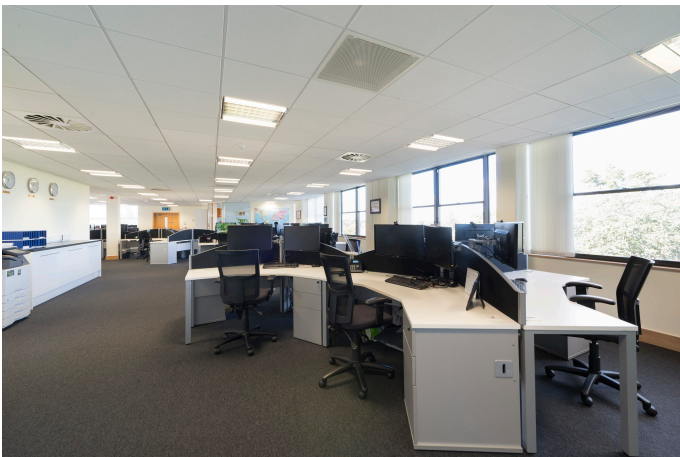
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Description

Cantium House comprises a self-contained office building totally approximately 37,268 sq ft (3,462 sq m) of office accommodation arranged over 5 floors with lower level parking. The available accommodation comprises part 3rd floor (3,692 sq ft) and the whole of the 4th Floor (4,648 sq ft), which provide superb suites of Grade A fitted offices currently laid out to provide a mixture of open plan and cellular work spaces, executive offices and meeting/Boardroom facilities.



Location

Wallington is located 14 miles south of Central London, between Sutton (2.6 miles), Mitcham (3.3 miles) and Croydon (3.4 miles).

In addition to the parking on-site, paid for parking is available opposite in the station car park, together with nearby car parks and free on-street parking.

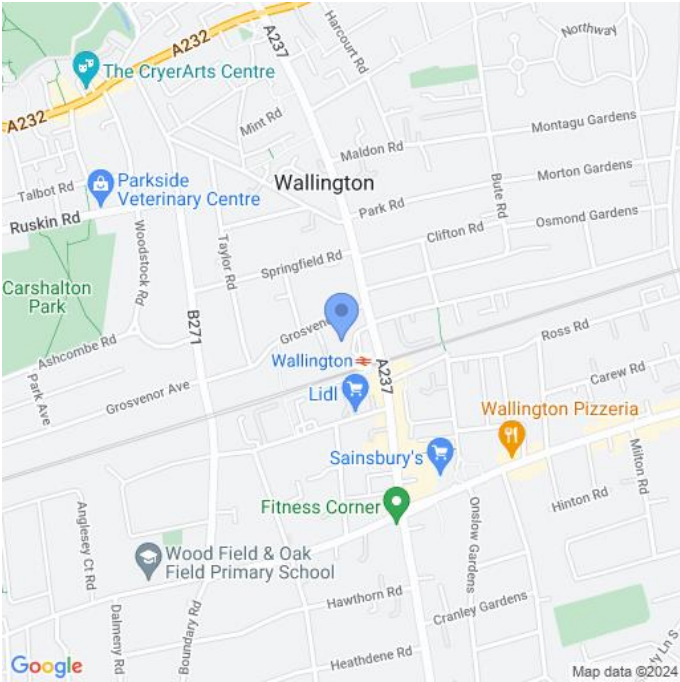
Cantium House is situated immediately opposite the station on Railway Approach, within Wallington's central office core. Railway Approach leads onto Woodcote Road, which is the main thoroughfare through Wallington, providing direct access to the town centre amenities.



Area	sq ft	sq m
Part Third Floor	3,692	343
4th Floor	4,648	432

Rent

The 3rd floor passing rent is £64,610 pa exclusive until review on 10th December 2022 and the 4th floor £88,312 pa exclusive until review 31st December 2022.
VAT: Payable on rent and service charges



Lease

Each suite is held on a separate lease both expiring 31st December 2027 with tenant only break clauses on 31st December 2022.

Rates

Interested parties should satisfy themselves of this information but we understand the following
3rd Floor - £30,277.08 to include parking
4th Floor - £36,733.20 to include parking

Service Charge

Interested parties should satisfy themselves of this information but we understand the following
3rd Floor - £25,105
4th Floor - £31,529
VAT: Payable on rent and service charges

Viewing

Viewing strictly by prior appointment with the sole agent:

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