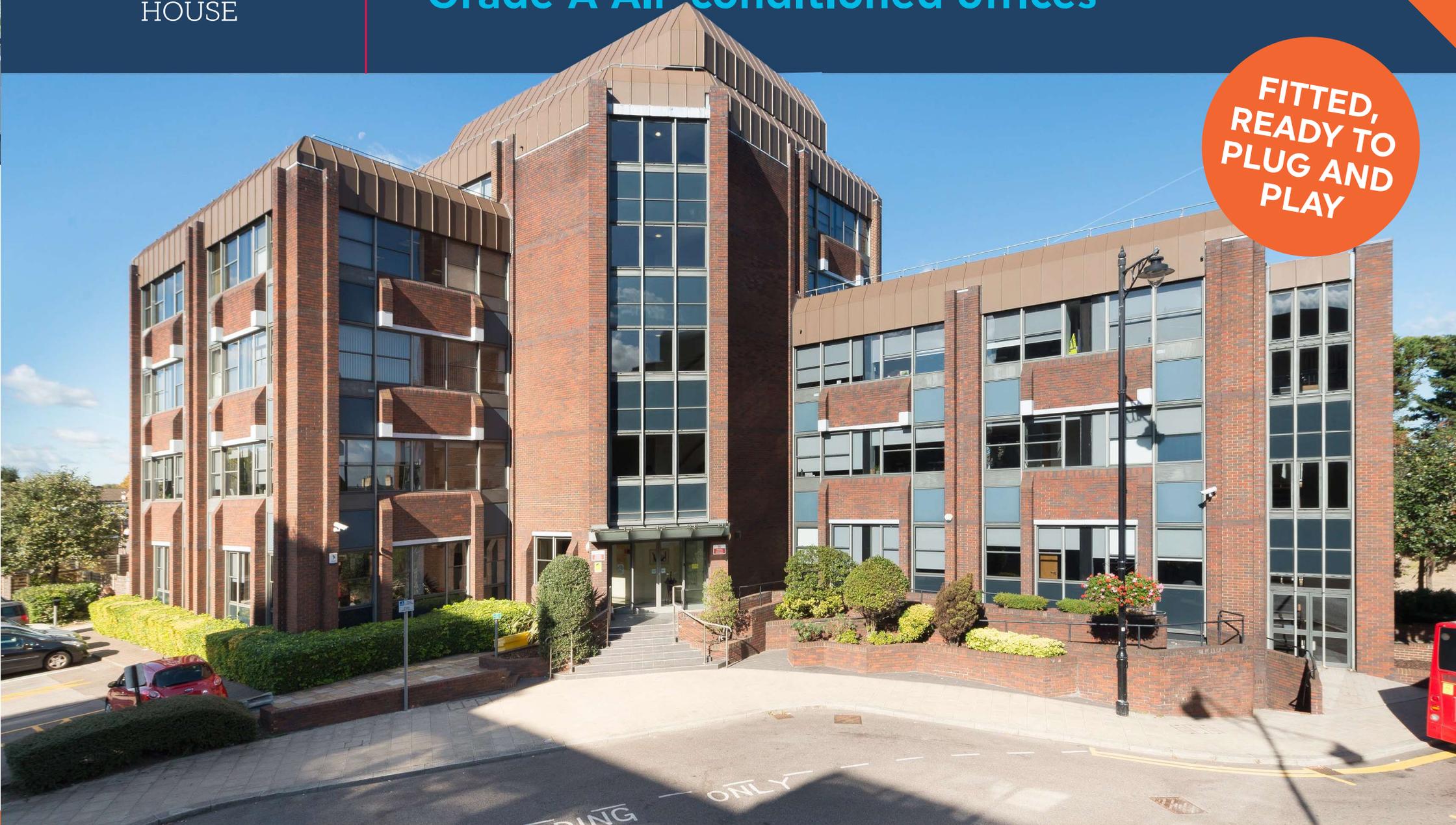


3,692 sq ft to 8,340 sq ft
Grade A Air-conditioned offices

TO LET

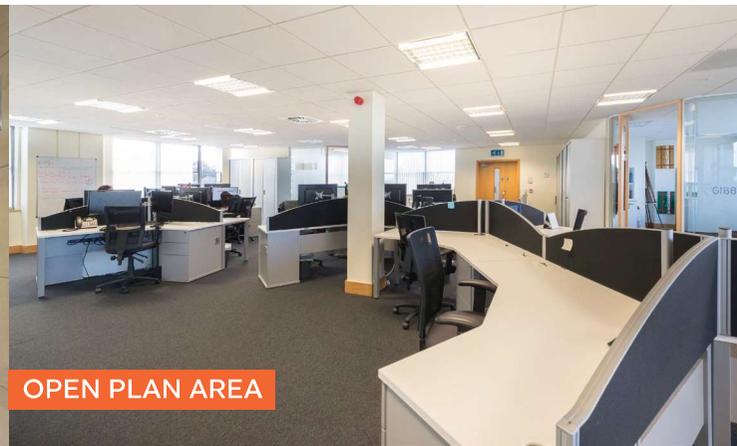
**FITTED,
READY TO
PLUG AND
PLAY**



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 workspaces, executive offices and meeting/Boardroom facilities as identified on the plans and images below.

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



Location

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

ROAD	MILES	KM
Central London	14	23
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
London Heathrow Airport T5	24	39
J9 M23 Gatwick Airport	15	23

RAIL	MINUTES
West Croydon	6
Sutton	6
London Victoria	35
London Bridge	35
Clapham Junction	28
Gatwick Airport	46

(fastest journey times source Trainline)

Zone 5 with Southern Rail Services to stations between Epsom and London Victoria.

BUS

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 Purleigh to Tooting Broadway Station
- 151 Wallington to Worcester Park via Sutton
- 410 Crystal Palace to Carshalton via croydon
- 463 Coulston to Thornton Heath

AIR In addition, Gatwick Airport is situated 17 miles to the south of the property and is accessible in 36 minutes by train. Heathrow Airport is situated 30 miles to the north of the property

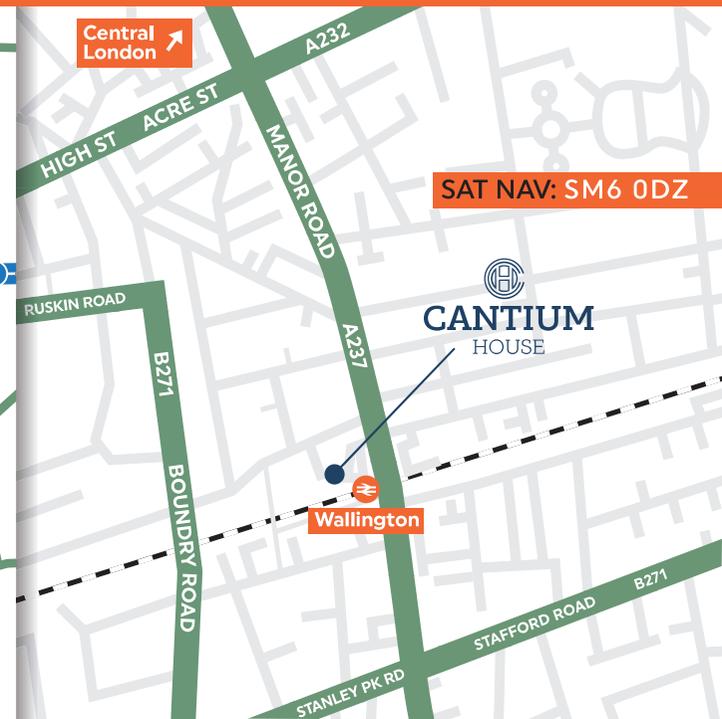
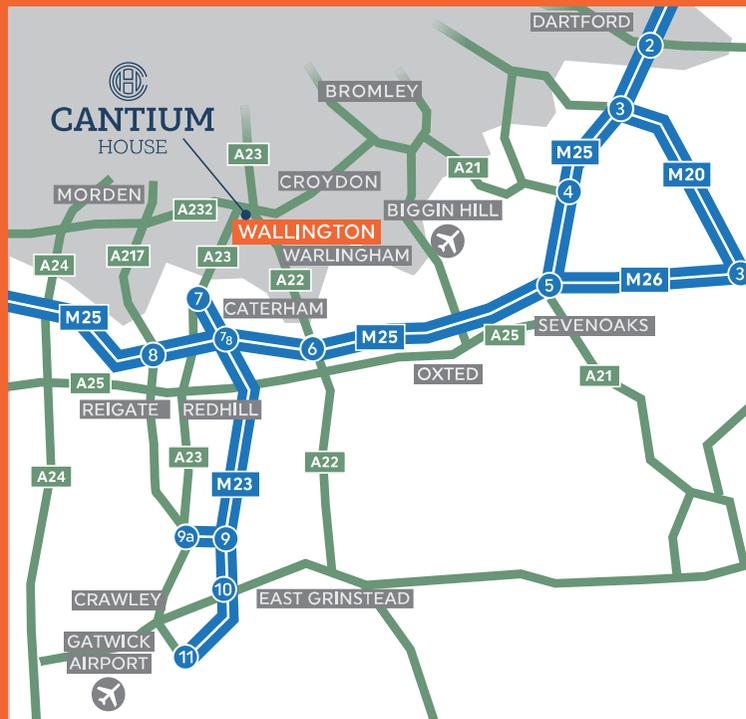


LOCAL OCCUPIERS

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.

CENTRAL LONDON 14 MILES - CROYDON 3 MILES - M25 (J7) 6 MILES - GATWICK AIRPORT 15 MILES





BOARD ROOM

KITCHEN

EXECUTIVE OFFICE



CANTIUM HOUSE

CANTIUM HOUSE,
RAILWAY APPROACH,
WALLINGTON
SURREY SM6 0DZ

TERMS

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

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.

RATES PAYABLE 2019/20

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 2019/20

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

ENERGY PERFORMANCE ASSET RATING

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

71 This is how energy efficient the building is.

Less energy efficient



**LAMBOURN
COMMERCIAL**

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e: dl@lcprop.com
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NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded. May 2019