

New Instruction

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**AIR-CONDITIONED OFFICE  
TO LET**

**OCEANTECH HOUSE  
STATION APPROACH, CHEAM, SURREY  
SM2 7AU**



**SECOND FLOOR  
264.12 sq m – (2,843 sq ft)**

**CHARTERED SURVEYORS  
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

- Location:** The property is located on Station Approach, adjacent to Cheam Railway Station, close to the junction with Upper Mulgrave Road. Cheam Station offers a regular train service to both London Victoria and London Bridge Stations.
- Description:** The entire second floor office comprises a net internal floor area of approximately 264.12 sq m (2,843 sq ft) and provides bright open plan newly refurbished space.
- Amenities:**
- \* Air Conditioning
  - \* Refurbished office
  - \* Gas fired central heating
  - \* Suspended ceiling with CAT II lighting
  - \* Perimeter trunking
  - \* 8-person passenger lift
  - \* Kitchenette
  - \* On-site Parking for 7 cars
  - \* Excellent natural light
- Rent:** £42,645 per annum (£15.00 per sq ft)
- VAT:** The premises have been elected for VAT.
- Rates:** Based on information provided by the local authority we estimate that the rates payable for the second floor are £13,822.50 per annum (£4.86 per sq ft). Interested parties are advised to make their own enquiries
- Lease:** Available on a new Full Repairing and Insuring Lease for a term to be agreed.
- Service Charge:** The service charge is currently running at approximately £5.20 per sq ft.
- Occupation:** Immediate upon completion of legal formalities.
- Legal Costs:** Each party is to be responsible for their own legal costs.
- Viewing:** Strictly by appointment through the joint agents:

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**Ashwell Rogers**  
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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)