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# *FOR SALE/TO LET*



*New Office Building  
Approx 4,630 sq ft (430.14 sq m)  
with Basement Car Parking*



*133 Brighton Road  
Surbiton  
Surrey KT6 5NG*



Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**133 Brighton Road  
Surbiton KT6 5NG**

**Location:** The property is located in a prominent position fronting Brighton Road at its junction with Seething Wells Lane. Surbiton town centre and main line railway station are within 10 to 15 minutes walk. Surbiton Station provides more than four trains per hour into London Waterloo with an approximate journey time of 20 minutes.

Surbiton town centre has a wide range of shopping facilities including Waitrose and Sainsbury supermarkets. The A3 Kingston By Pass is within 3 miles of the property providing a route into central London and to Junction 10 (Wisley) at the M25.

**Description:** A self-contained building providing office accommodation on ground and two upper floors with four parking spaces in the basement car park. The building has a lift serving all floors and can be fitted out to suit an occupier's own requirements which could include air-conditioning, category II lighting, suspended ceilings, perimeter trunking and male and female WC facilities plus a kitchen on each floor.

**Accommodation:** The property has the following approximate net internal floor areas.

**Ground Floor**

Front:	1,062 sq ft (98.66 sq m)
Rear:	1,125 sq ft (104.52 sq m)
<b>First Floor:</b>	1,307 sq ft (121.42 sq m)
<b>Second Floor</b>	1,136 sq ft (105.53 sq m)
<b>TOTAL:</b>	<b>4,630 sq ft (430.14 sq m)</b>

**Rating Assessment:** To be assessed.

**Terms:** A long leasehold interest of 999 years in the property is for sale at a figure of £900,000.00. Alternatively, our clients would consider letting the building as a whole or in floors. Details on application.

**Legal Costs:** The parties are to bear their own legal and other costs.

**Viewing:** Strictly by appointment with sole agents.

**Andrew Pollard**  
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**PLEASE NOTE THE FOLLOWING:-**

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.