

Commercial Property Consultants
Warwick Lodge
75-77 Old London Road
Kingston-upon-Thames Surrey KT2 6ND

Fax 020 8541 1360
E-mail property@bonsors.com
www.bonsors.com



** Opposite Cheam British Rail Station*

** Good Car Parking*

FOR SALE



Modern Office Building
1,580 sq ft (147 sq m)



1 Villiers Court
40 Upper Mulgrave Road
Cheam SM2 7AJ



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.

**1 Villiers Court
40 Upper Mulgrave Road
Cheam SM2 7AJ**

Location: The property is situated on the south side of Upper Mulgrave Road almost opposite Cheam British Rail Station. Local shopping is available in Cheam Village, a few minutes walk. The property is well served by public transport, and Cheam British Rail Station provides a frequent service into London Victoria (approx 30 minutes). The M25 motorway (Junction 8) is approx. 9 miles to the south of the property and accessed via the A217 dual carriageway.

Description: The property comprises a two-storey office building with brick construction with a pitched tiled roof and concrete floors.

Accommodation: From our on-site measurements the property comprises:

Ground Floor: 780 sq ft (72.46 sq m)
First Floor: 800 sq ft (74.32 sq m)
TOTAL: 1,580 sq ft (146.78 sq m)

The offices are open plan, on the first floor divided into two open plan areas and on the ground floor open plan with one kitchen/store.

Amenities:

- Suspended ceilings with recessed lighting
- Gas fired central heating
- Double glazing
- Skirting trunking
- Computer networking
- Fitted kitchenette
- 5 car parking spaces

Terms: For sale freehold.

Price: £350,000.

Rates: Rateable value £14,000. Rates payable 2011/12 £5,964. The current rate in the £ is 43.3p. This is the standard amount payable and takes no account of any small business rate or other supplements/reliefs that may be available. Interested parties should verify this information with the London Borough of Sutton on 020 8770 5070.

Viewing: Strictly by appointment through sole agents.

**Tim Gauld
BONSORS.COM
020 8546 0022**

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.

