

# Schedule of Available Accommodation

CHANCERY HOUSE, ST NICHOLAS WAY, SUTTON, SM1 1JB

3<sup>rd</sup> and 8<sup>th</sup> Floors now let

G <sup>rd</sup> Floor	-	453/2,120/4,280/6,853 sq ft
1 <sup>st</sup> Floor	-	8,142 sq ft
4 <sup>th</sup> Floor	-	4,755 sq ft
5 <sup>th</sup> Floor	-	4,784 sq ft
6 <sup>th</sup> Floor	-	4,784 sq ft
7 <sup>th</sup> Floor	-	<u>4,784 sq ft</u>
<b>TOTAL</b>		<b>34,102 sq ft</b>

Rent	£17.50 psf pa
Rates Payable*	£ 5.36 to £6.60 psf pa dependant on size
Service Charge	£ 6.65 psf pa

\*Interested parties should satisfy themselves as to the accuracy of this information.

Note: All reasonable care has been taken in the preparation of these particulars. Information is provided in good faith, subject to contract and where rental figures and prices stated are exclusive of vat.





# CHANCERY HOUSE SUTTON

Quality Air-conditioned Offices To Let



# A town centre location close to a wide variety of retail and leisure facilities

## LOCATION

Sutton is an established business centre and an affluent London suburb located approximately 12 miles south of central London. Croydon is located 5 miles to the east, Kingston Upon Thames is 5 miles to the north west and Reigate some 10 miles south of the town centre.

The town centre has excellent road communications with the A217 connecting directly to junction 8 of the M25 motorway some 8 miles to the south.

Sutton railway station has a direct rail link to London Victoria with a fastest journey time of approximately 25 minutes and to London Bridge of approximately 35 minutes. Local rail links connect with Epsom, Horsham, Leatherhead, Wimbledon and Guildford. Consideration is also being given to an extension of the successful Croydon Tramlink to Sutton town centre.

Heathrow and Gatwick airports are both located within 20 miles of Sutton.

The local authority have plans for a major redevelopment of the railway station and adjacent land to create new retail, leisure, office and residential facilities, together with improved public transport and road links.

Chancery House occupies a prominent and elevated location at the southern end of St Nicholas Way close to its junction with Cheam Road (A232). The building is well located within the town centre close to its two main shopping centres and a wide variety of leisure facilities including cafes, restaurants, bars, hotels and a UCI cinema complex. The Civic Centre is directly opposite and Sutton railway station is within a 5 minute walk.





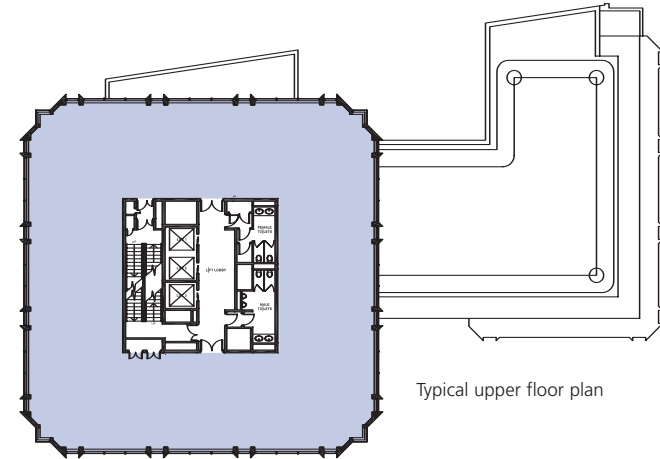
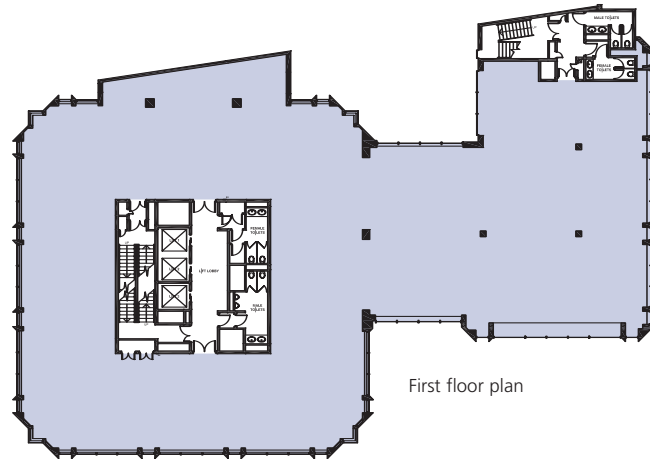
## DESCRIPTION

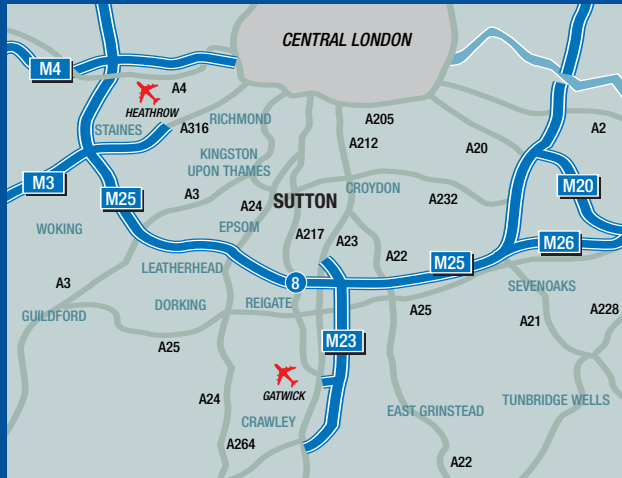
Chancery House provides some of the best offices in Sutton. Much of the building has undergone a comprehensive refurbishment to provide open plan flexible office accommodation with air conditioning, raised floors, and secure underground parking.

The building is of reinforced concrete construction with polished granite elevations and glazed curtain walling. Arranged as offices on ground to eighth floors the building provides 54,613 sq ft of offices and 60 secure basement car spaces.

The central core arrangement allows flexible single or multi occupation of each office floor with natural light on all four sides. The upper floors have excellent views across Sutton town centre and north towards central London.

- Spacious marble floored reception area
- 4 pipe fan coil air conditioning
- Raised access floors
- Suspended ceilings and carpeting throughout
- LG3 and Category II lighting
- Male and female toilets on each floor, and disabled persons facilities
- Three 10 person passenger lifts
- 60 secure basement car spaces with passenger lift access to all floors
- Clear floor to ceiling height of 2.6 m
- Broadband enabled





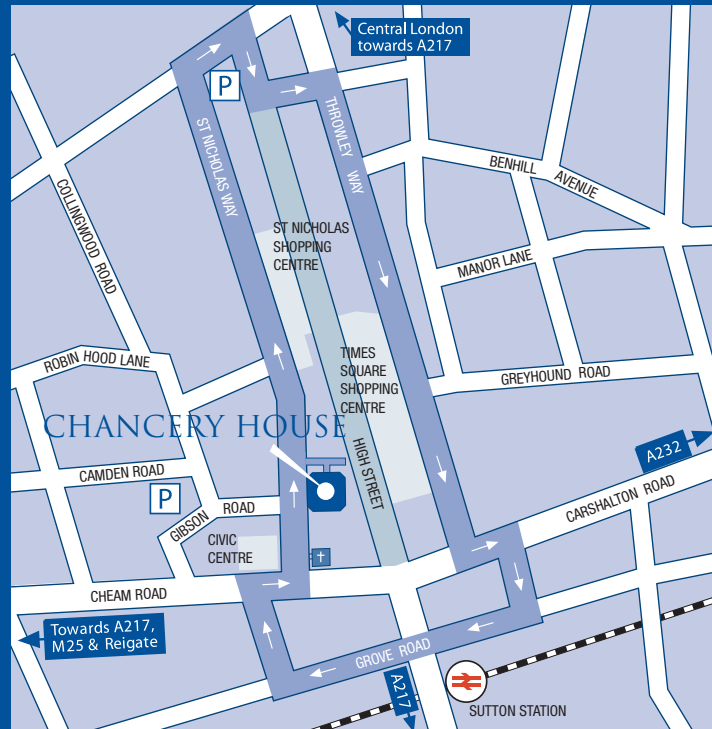
## COMMUNICATIONS

### BY CAR

M25 J8	8 miles
Croydon	5 miles
Reigate	10 miles
Central London	12 miles
Gatwick	45 minutes

### BY TRAIN

Victoria	25 minutes
London Bridge	35 minutes



# CHANCERY HOUSE SUTTON

[www.chancery-house.com](http://www.chancery-house.com)

### VIEWING

Strictly by appointment through the  
joint sole letting agents



Mark Skelton  
mskelton@shw.co.uk



Neil Barker  
nbarker@shw.co.uk



Damian Lambourn  
dnl@collcomm.com

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