

CHANCERY HOUSE

ST NICHOLAS WAY, SUTTON SM1 1JB

**NEWLY REFURBISHED
AIR-CONDITIONED OFFICE SPACE TO LET**

*Various Suites Available
1,000 sq ft to 8,979 sq ft*



WWW.CHANCERY-HOUSE.COM

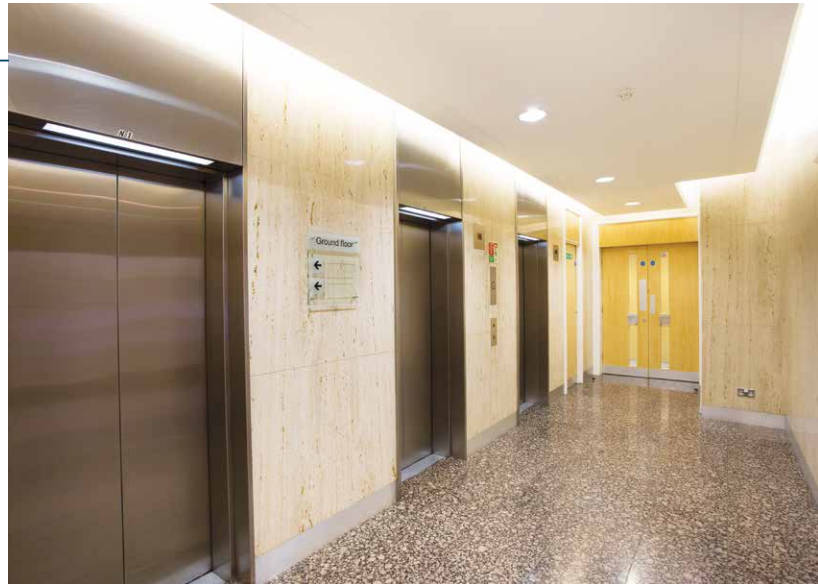


CHANCERY HOUSE

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 over ground with eight upper floors the building provides 54,613 sq ft of offices with secure basement parking. 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.



View from 7th floor





SPECIFICATION

Spacious marble floored reception area with commissionaire

4 pipe fan coil air conditioning

Raised access floors (1st - 8th floors)

Suspended ceilings with recessed light fittings

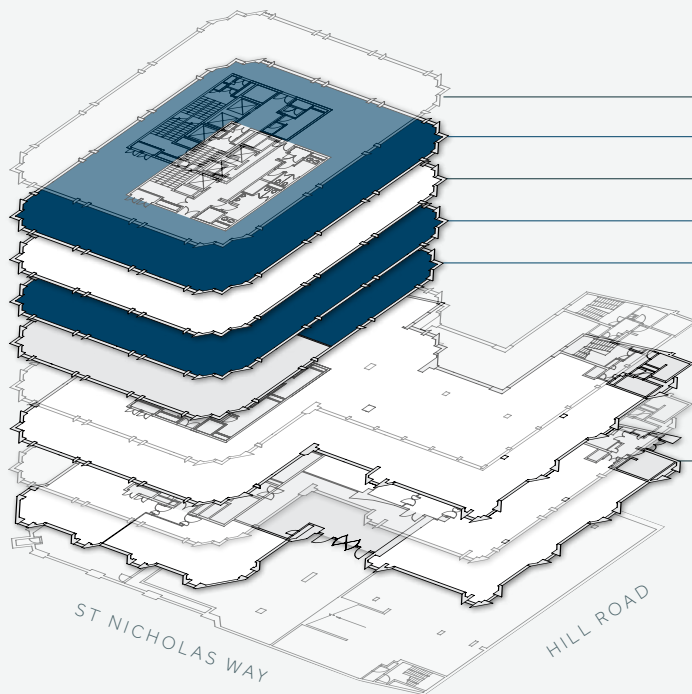
Male and female toilets on each floor and disabled facilities

Three 10 person passenger lifts

54 secure basement car spaces with passenger lift access to all floors

Parking allocation - 1 per 1,000 sq ft

Basement showers and cycle racks



ACCOMMODATION

8TH FLOOR	LET
7TH FLOOR	1,856 sq ft
6TH FLOOR	LET
5TH FLOOR	4,843 sq ft
4TH FLOOR	2,280 sq ft
3RD FLOOR	LET
2ND FLOOR	LET
1ST FLOOR	LET
GROUND	LET

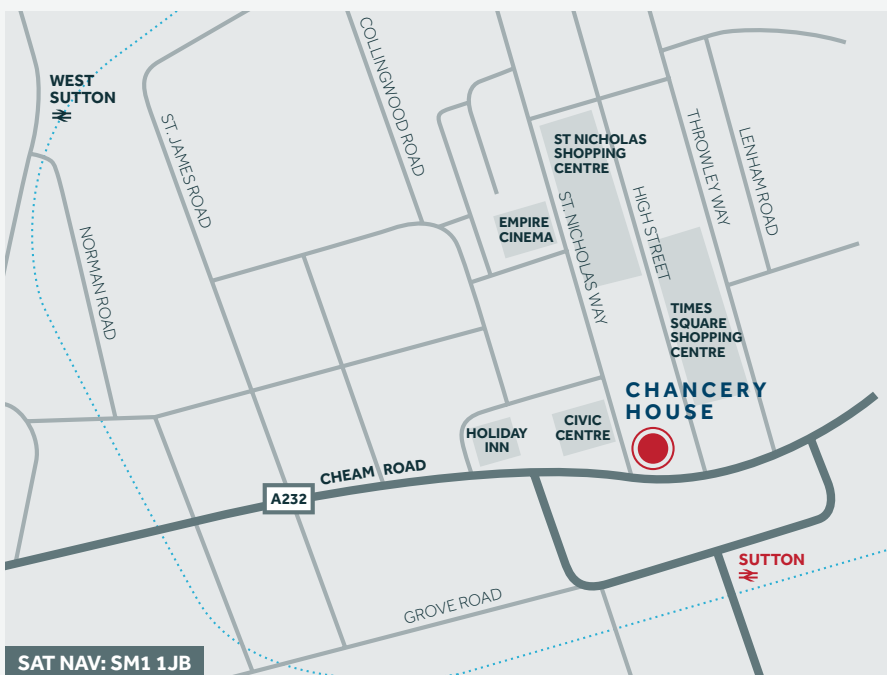
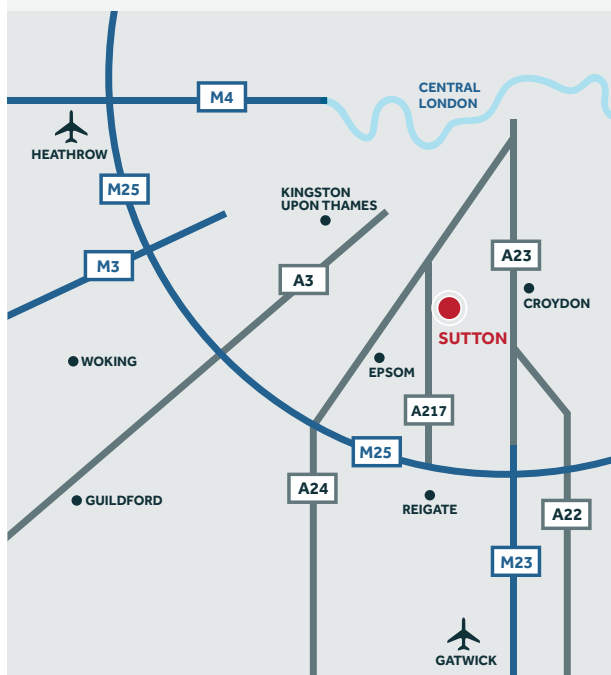
TOTAL 8,979 SQ FT

Suites can be split to suit, please contact the Agents to discuss your exact size requirements

SUTTON IS AN ESTABLISHED BUSINESS LOCATION, WITH A RANGE OF MAJOR OCCUPIERS INCLUDING CIGNA INSURANCE SERVICES, REED ELSEVIER, G4S AND SUBSEA7 WHO ARE INVESTING IN A NEW 150,000 SQ FT OFFICE BUILDING.

The town is experiencing unprecedented investment with other major developments including a new 131,500 sq ft Sainsbury's supermarket with T K Maxx joining Debenhams, Next, Waterstones and New Look along the popular pedestrianised High Street.

A proposed extension of the Tramlink between Wimbledon and Sutton will further enhance the existing transport infrastructure.



TRAVEL TIMES

BY CAR

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

BY TRAIN (From Sutton Station)

Epsom	10 mins
West Croydon	12 mins
Wimbledon	17 mins
Clapham Junction	20 mins
Victoria	25 mins
Blackfriars	35 mins
London Bridge	35 mins
Farringdon	41 mins
St Pancras	54 mins
Luton Airport Parkway	83 mins

Source: National Rail & Transport for London

TERMS

Rent: £21.50 psf
Service Charge: A service charge is payable.

Rates Payable 2017-18:
 c £6.90 psf

VIEWING

Strictly by appointment through the joint sole letting agents.

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