



## Unit E

Times Square, Sutton, SM1 1LF

### Prominent Retail Unit To Let

**6,002 to 8,529 sq ft**

(557.60 to 792.37 sq m)

- Located on the ground floor and visible from the high street.
- New lease available
- New term to be agreed
- Close to Sports Direct, USC, ORU Space, Starbucks, Pure Gym, TK Maxx & Flannels

# Unit E, Times Square, Sutton, SM1 1LF

## Summary

<b>Available Size</b>	6,002 to 8,529 sq ft
<b>Rent</b>	£85,000 per annum
<b>Rates Payable</b>	£46,683 per annum
<b>Rateable Value</b>	£85,500
<b>Service Charge</b>	£39,927 per annum
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Times Square Shopping Centre occupies a prime position on the eastern side of Sutton High Street.

Sutton, located in the London Borough of Sutton, is a densely populated town, with a large residential area and a thriving retail and commercial centre. The town is situated c. 12 miles south-west of central London and c. 5 miles west of Croydon.

## Description

The unit occupies a prominent position, on the ground floor of Times Square Shopping Centre, visible from the high street. Nearby occupiers include Sports Direct / USC, Flannels, Starbucks, TK Maxx, H&M, H Samuel & Pure Gym. The unit is adjacent to the entrance to ORU Space, which has recently opened and providing space for co-working, including 500 desk spaces, 40 private offices, a nursery and wellbeing studios.

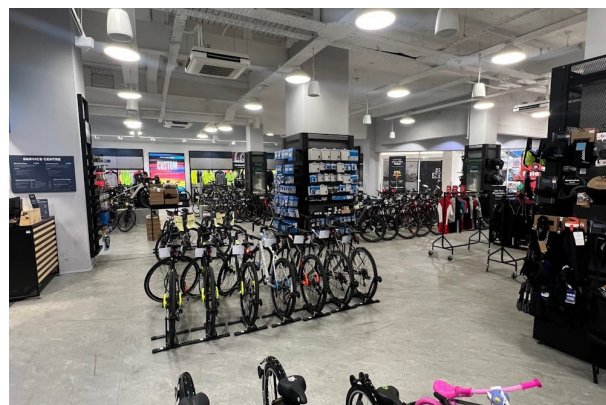
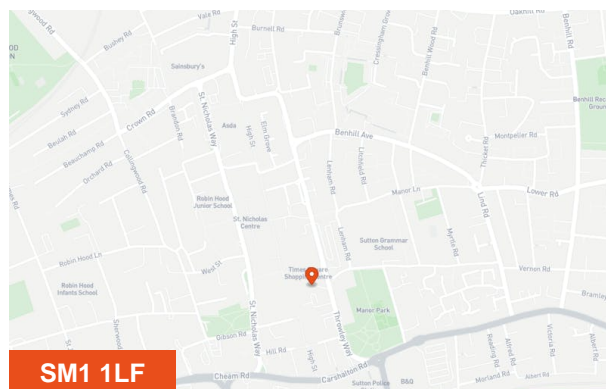
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Unit E	6,002	557.60	Available
2nd - Second Floor - Unit E	2,527	234.77	Available
<b>Total</b>	<b>8,529</b>	<b>792.37</b>	

## Terms

The property is available on a new lease for a term to be agreed.

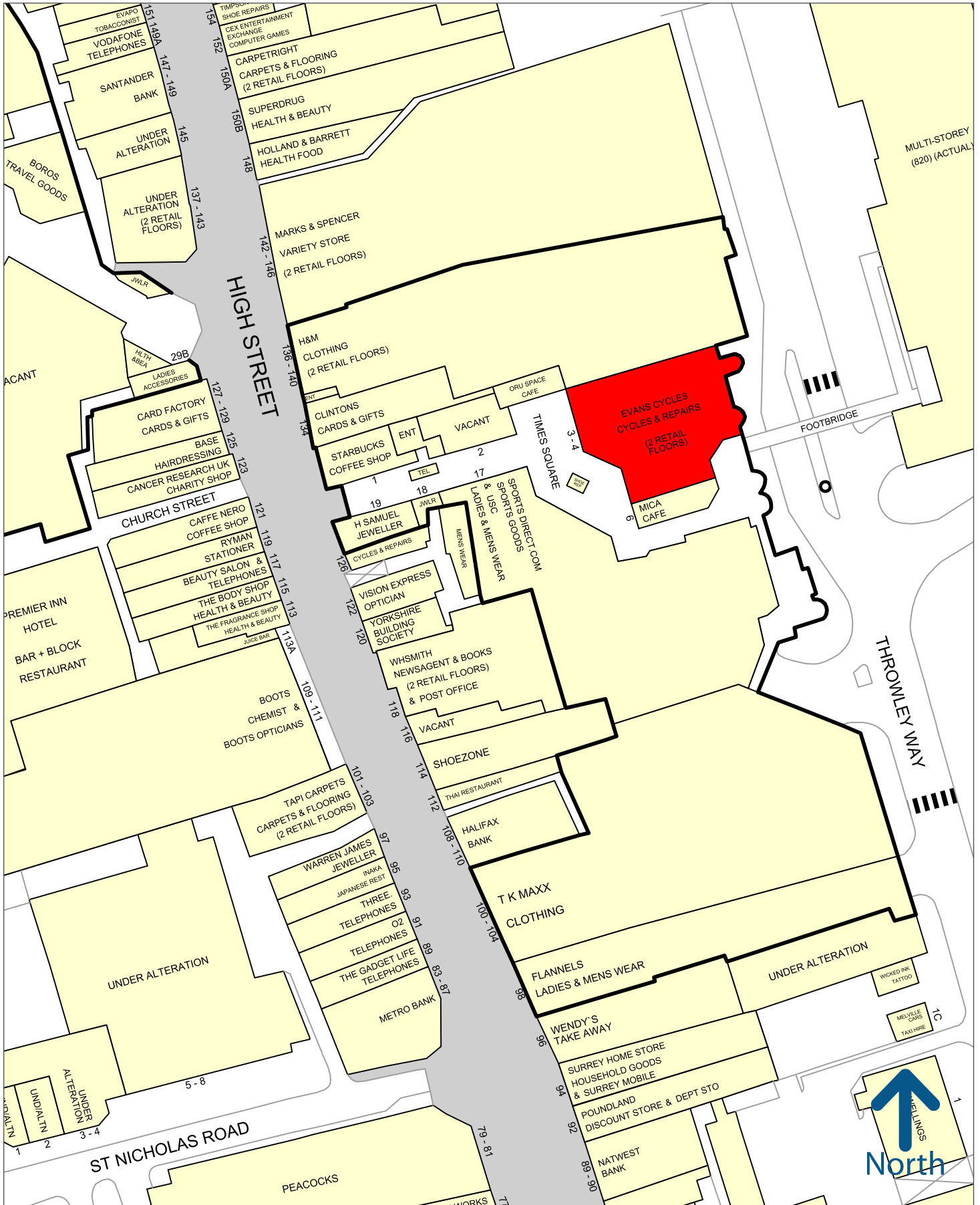


## Viewing & Further Information

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50 metres

Experian Goad Plan Created: 26/06/2024  
Created By: Hartnell Taylor Cook LLP



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