



## Unit 1

Sutton Point, Sutton, SM1 4FX

### Class E Opportunity To Let

**858 sq ft**  
(79.71 sq m)

- Modern, glazed frontage
- Close to Sutton Train Station
- Sutton Point includes 2 build-to-rent towers with over 300 units, 2 office floors, an Ibis & Adagio hotel and 4 retail units
- Adjacent to planned St George development for 1,000 new homes at the Former B&Q store on Sutton Court Road

## Summary

<b>Available Size</b>	858 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Sutton Point is situated on Sutton Court Road, close to Sutton High Street. It has excellent transport links located just minutes from Sutton Station, with direct connections to London Victoria in under 30 minutes. Sutton is a densely populated town with a large residential area and a thriving retail and commercial centre. There is significant ongoing residential and commercial development activity nearby, including the former B&Q site adjacent to Sutton Point, which will deliver c. 1,000 new homes, and the St Nicholas Centre redevelopment, which will deliver c. 740 new homes, new Civic Offices, and new retail and leisure space on the ground floor.

## Description

Ground floor E Class unit with modern frontage, but located on the side of the development and lacking visibility from the main road. The unit is suitable for an established business with an existing client base, that does not require main road frontage. It could also be used as remote storage space. The unit is in shell condition. Sutton point is a mixed-use scheme that includes two build-to-rent towers with over 300 build to rent homes, as well as occupied Ibis and Adagio hotel with 158 rooms, two office floors, and four retail units.

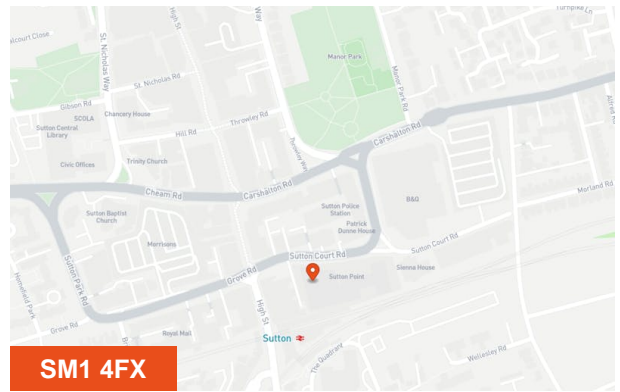
## Terms

Available on a new lease, with terms to be agreed.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1	858	79.71	Available
<b>Total</b>	<b>858</b>	<b>79.71</b>	



## Viewing & Further Information

### Jonathan Moore

07999041713

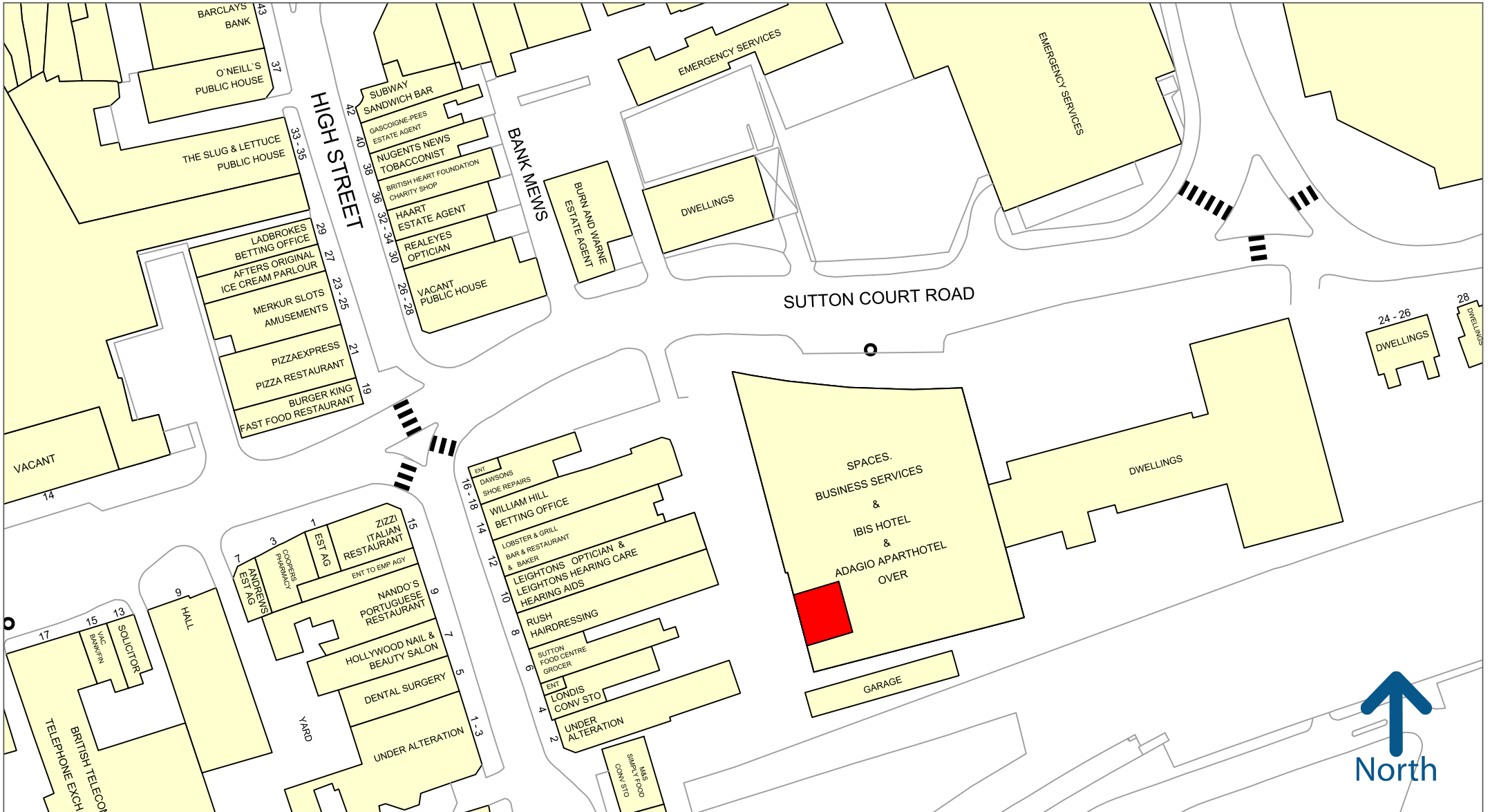
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50 metres

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