Hartnell Taylor Cook

TO LET



Unit 2

Sutton Point, Sutton, SM1 4FX

Retail / Leisure Opportunity To Let

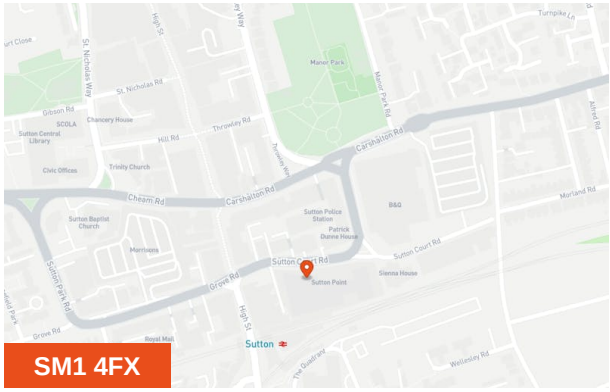
2,661 sq ft
(247.21 sq m)

- Large double height frontage, visible from Sutton Court Road
- Located in the heart of Sutton, 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

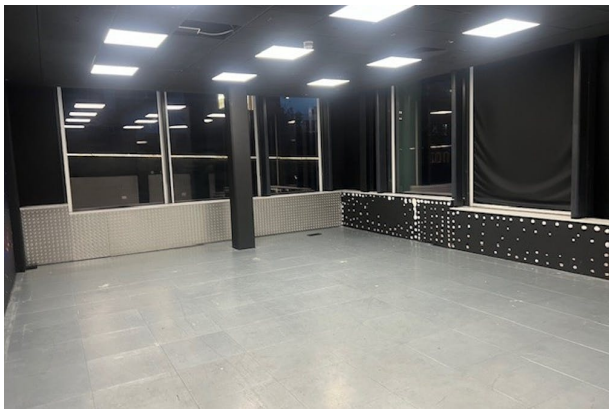
Unit 2, Sutton Point, Sutton, SM1 4FX

Summary

Available Size	2,661 sq ft
Rent	£45,000 per annum
Rates Payable	£21,840 per annum
Rateable Value	£40,000
Legal Fees	Each party to bear their own costs
EPC Rating	A (20)







Location

Sutton Point is situated on Sutton Court Road, close to Sutton High Street. The unit benefits from good visibility from Sutton Court Road and easy access. 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 retail unit with modern, glazed double-height frontage. The unit is suitable for a variety of commercial uses including retail, leisure, medical, health & beauty & wellness uses.

The retail unit is situated on the ground floor of the West Tower at Sutton Point. Sutton point is a mixed-use scheme that includes two build-to-rent towers with over 300 build to rent homes, a well occupied Ibis and Adagio hotel, with 158 rooms, two office floors, and four retail units.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 2	2,661	247.21	Available
Total	**2,661**	**247.21**	

Terms

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

Viewing & Further Information

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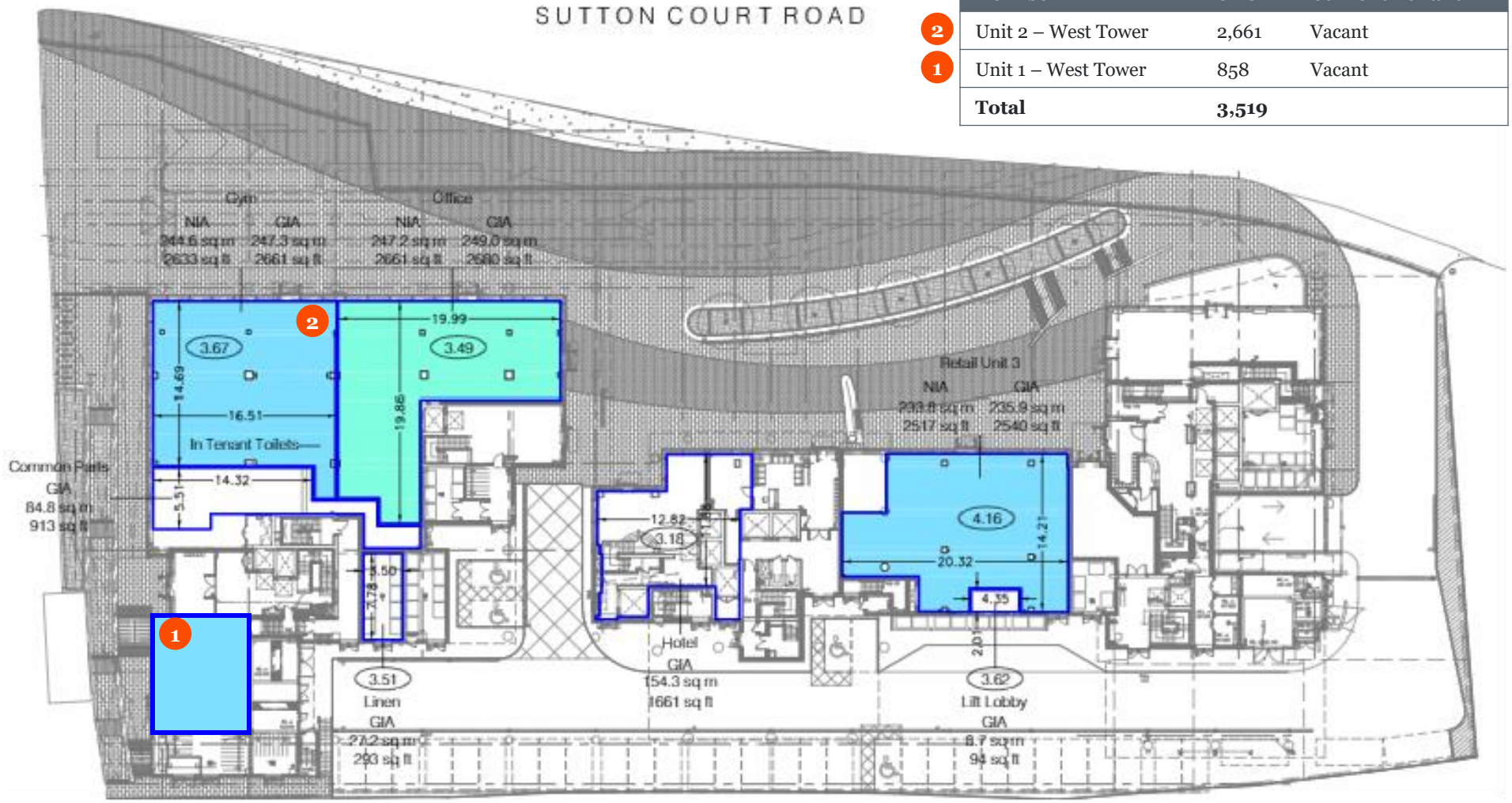
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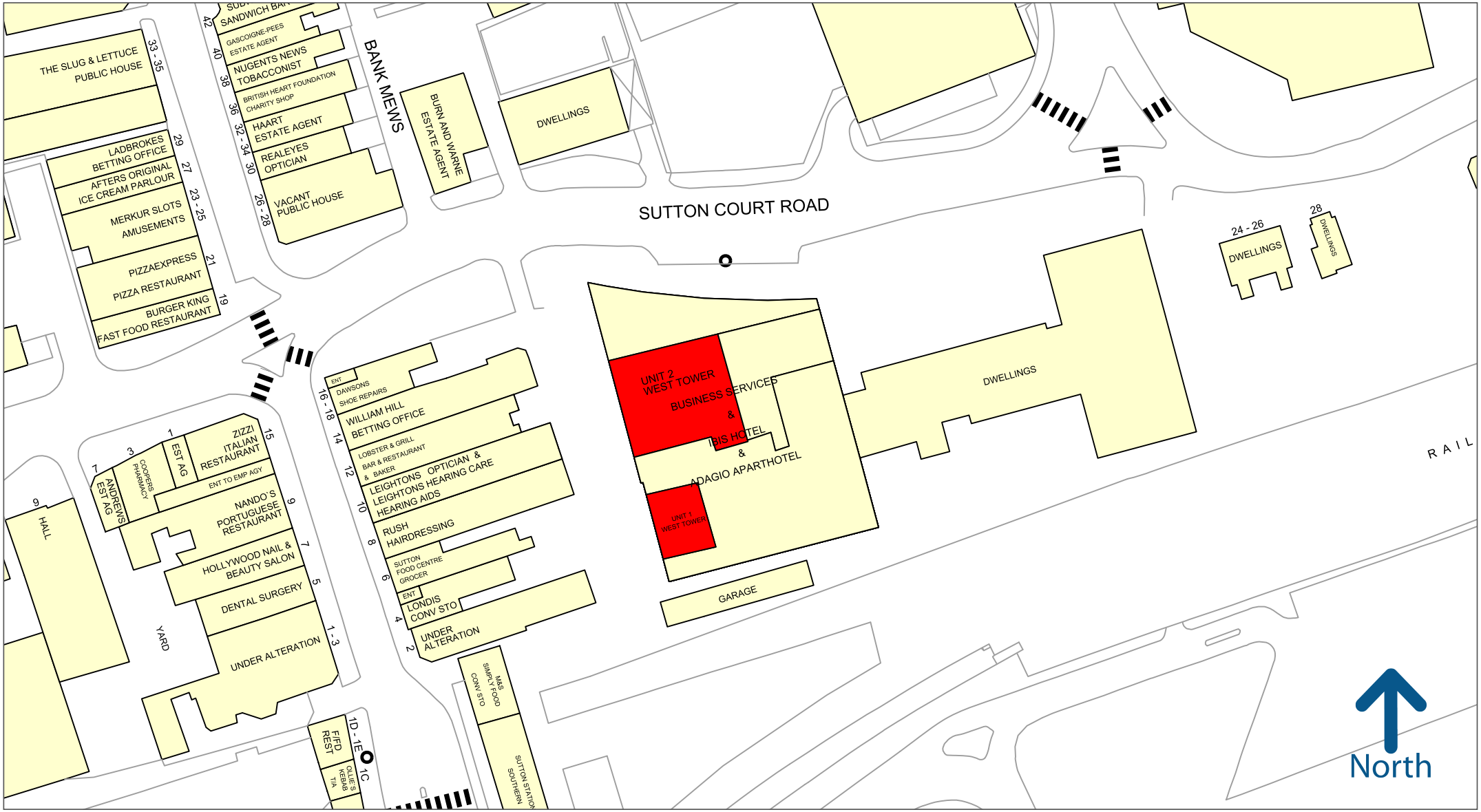
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Retail Units – Floor Plans

Demise	Size	Current Tenant
2 Unit 2 – West Tower	2,661	Vacant
1 Unit 1 – West Tower	858	Vacant
Total	**3,519**	



Sutton



50 metres

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